



To Let

Highfield Terrace, Bower Hinton, TA12 6LS

Monthly Rental Of £1,350



ORCHARDS
ESTATES

A fabulous opportunity to rent a large, three bedroom family home with a large garden and off road parking for three cars.

This marvellous semi-detached home has a large double aspect sitting room as well as kitchen, very spacious sun room and two bathrooms on the ground floor.

On the first floor are three bedrooms.

The house has been recently renovated and is available immediately.

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LOCATION

The property is situated in Bower Hinton which is primarily a residential area on the outskirts of Martock with easy links to the A303.

Within walking distance is the Rose & Crown a traditional friendly village pub, Yandles Crafts and Cafe which is a well known local treat for food or knick-knacks.

There is also the Dairy Cafe which we can highly recommend as well as The Ranch Deli & Cafe, another favourite here in the office.

All of which are situated in attractive surrounding countryside ideal for dog walks or just simply take a nice stroll.

The local small town of Martock offers a wide range of amenities including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages.

The town contains a number of interesting character properties and buildings of historic interest.

Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket.

The A303 lies approximately 1/2 a mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

Front approach

Situated towards the end of a no through road, the house is found on the right hand side with off road parking for three cars.

There are two front doors to the house.

Ground Floor

Entrance hall leading to kitchen, which in turn leads to a very large sunroom.

Returning to the entrance hall, which also benefits from a large understairs storage cupboard, you enter

the double aspect sitting room / dining room.

At the opposite side of the room is a door leading to a second entrance hall with doors to both the front and the rear of the property as well as two bathrooms.

First Floor

From the first floor landing, three light and airy bedrooms are found, two with rear views and a smaller bedroom is front aspect

Rear Garden

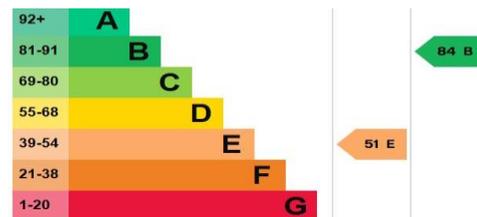
The garden is very long and mostly laid to lawn.

This is ideal for the keen gardener or for children to play.

There is also a garden store.

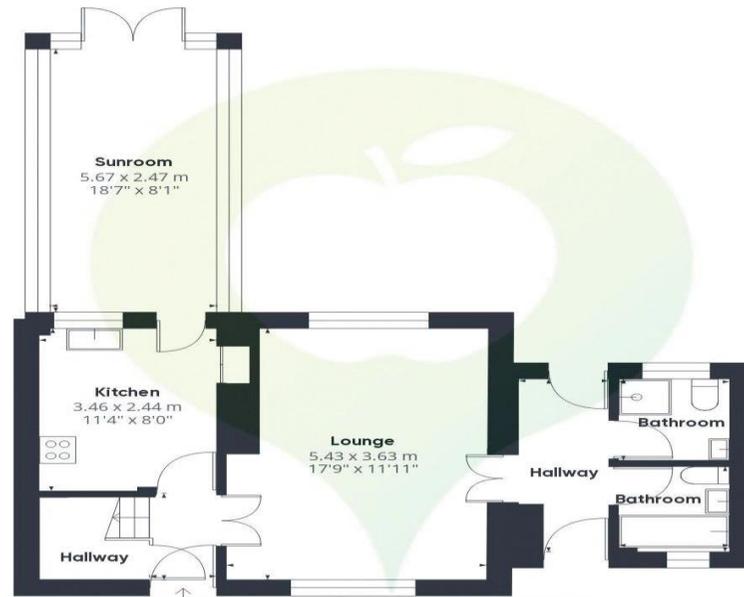
Material Information

- Freehold
- House
- Semi detached, situated at the end of a no through road
- EPC Rating: E
- Council Tax Band: B
- Gas Central Heating with Combi Boiler
- Mains - Gas, Electric, Water and Drainage
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea
- Ofcom - UltraFast Broadband available (Up to 1,000Mbps)



The graph shows this property's current and potential energy rating.





Floor 1

Approximate total area⁽¹⁾

84.5 m²
909.55 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 2

01460 477977 or 01935 277977

www.orchardsestates.com

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR



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