



To Let

East Chinnock, BA22 9DR

Monthly Rental Of £1,150



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This charming end of terrace character cottage with beautiful garden has been meticulously updated by the current owner to take advantage of the lovely features it has to offer.

Situated in a sought after village location and in an elevated position, to really make the most of the surrounding countryside views.

The accommodation comprises living room with Ham Stone open fireplace, country style kitchen and downstairs toilet.

Upstairs are two double bedrooms with alcoved ceilings and exposed beams and the recently fitted bathroom.

This wonderful cottage is a must see to really appreciate all it has to offer in this great location.

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LOCATION

East Chinnock is an attractive village built largely of Hamstone properties and has amenities to include Post Office/Store, Public House and Church. The village lies between Yeovil and Crewkerne both of which provide a variety of shopping, business and leisure amenities as well as mainline railway service to London Waterloo. There is access to the A303 north of Yeovil which links to London and the Home Counties as well as the South West trunk road.

Entrance Hall Door to front, flagstone flooring, stairs to first floor and door to living room.

Living Room - 13' 11" x 10' 10" (4.248m x 3.294m) Front aspect double glazed window, feature Ham stone open fireplace, flagstone flooring, built in cupboards, wall lights and radiator.

Kitchen - 15' 4" x 9' 1" (4.684m x 2.760m) 'L' shaped Rear aspect double glazed window, country style kitchen with a range of base units and glazed wall unit, single bowl sink, space for cooker, plumbing for washing machine, plumbing for dishwasher, spot lights, flagstone flooring, tiled flooring, tiled splash backs, open cupboard with space for fridge/freezer, radiator, door to WC and double glazed door to rear garden.

WC Side aspect window, tiled flooring, wash hand basin and WC.

Landing Doors to:

Bedroom One - 15' 4" x 9' 1" (4.684m x 2.768m) Two rear aspect double glazed windows, stripped wood flooring, vaulted ceiling with exposed wooden beams and two radiators.

Bedroom Two - 11' 1" x 7' 8" (3.377m x 2.337m) Front aspect double glazed window, stripped wood flooring, vaulted ceilings with exposed wooden beams and brick work and radiator.

Bathroom Front aspect Velux type double glazed window, tiled flooring, tiled walls, bath with shower over, wash hand basin, WC, vaulted ceiling with exposed wooden beams, extractor fan and chrome heated towel rail.

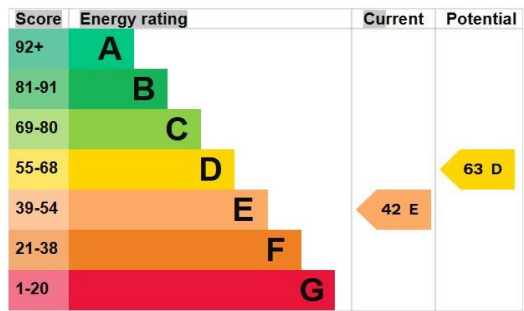
Front Approach Access to the house is via a pathway and leads onto a lawned area with bark chippings and steps to front door with access to side leading to rear garden.

Rear Garden Mainly laid to lawn and extending to side of property with an array of trees and plants.

Material Information

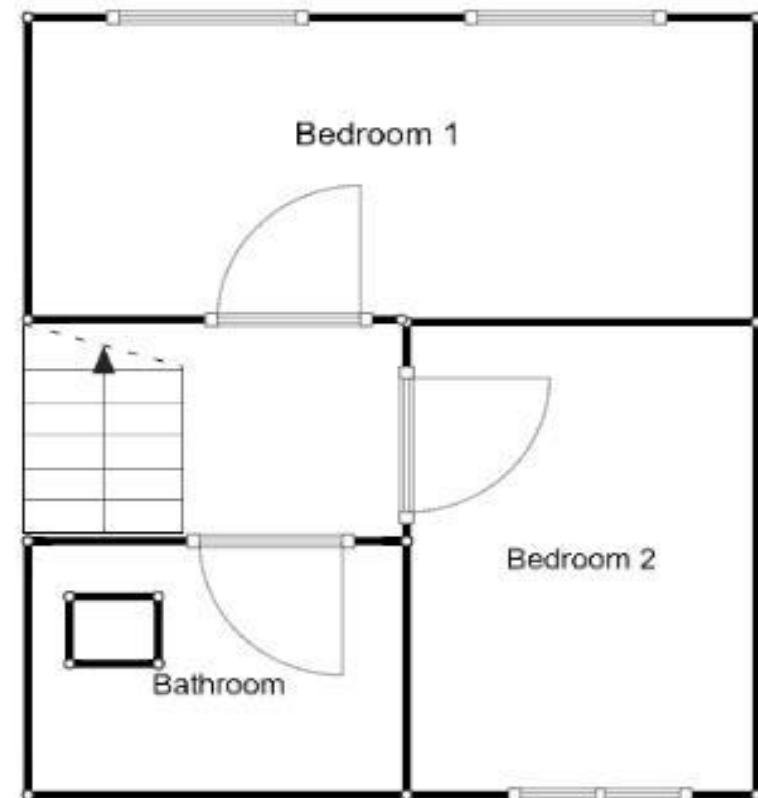
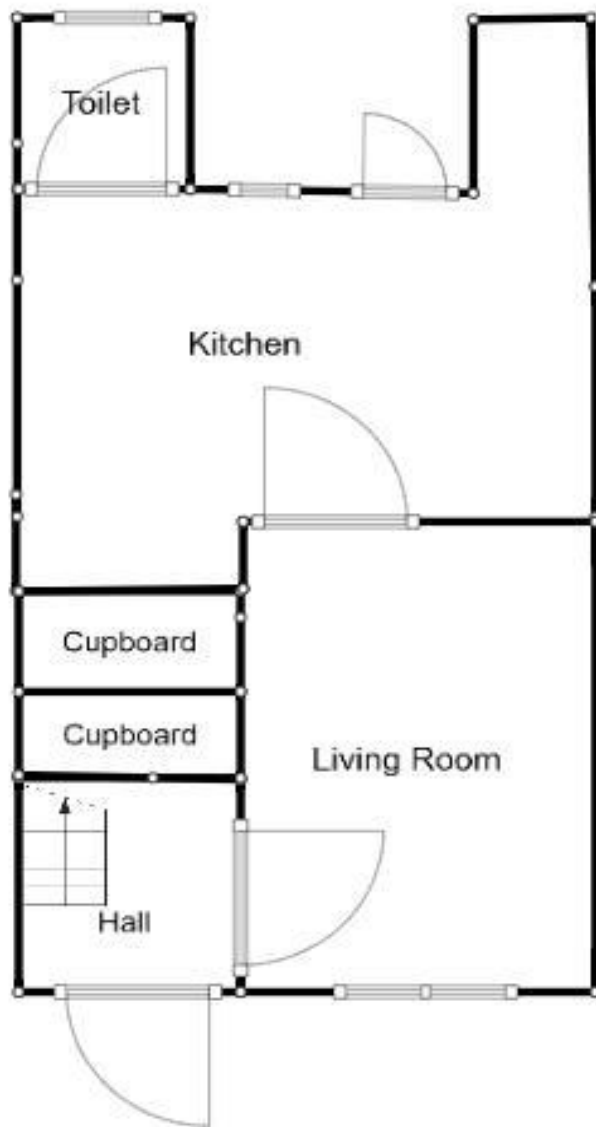
- Freehold Property
- Council Tax Band: B
- EPC Rating: E (42)
- Mains Drainage, Water and Electric
- Broadband: OFCOM: SuperFast Available (80Mbps)
- Flood Zone 1 - Flood Zone 1 has low probability of flooding from the sea or rivers

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the proposed rental of this property. The property is owned by a member of staff within Orchards Estates Somerset Ltd.



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





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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.