



To Let

Percy Road, Yeovil, BA21 5AJ

Monthly Rental Of £1,100



ORCHARDS
ESTATES

Large Victorian two-bedroom property situated within walking distance of the town yet far enough away to avoid the hustle and bustle.

The property briefly comprises a large living room and kitchen with dining area.

Upstairs are two large bedrooms and a family bathroom.

To the rear is a large garden laid to patio and lawn with a large storage shed.

This property is a must view to appreciate all it has to offer.

Monthly Rental Of £1,100



LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars.

Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles.

Only 7 miles from the delightful Abbey town of Sherborne with its well-known schools and 19 miles from Dorchester.

The Dorset coast at West Bay is 20 miles distant.

The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Entrance Hallway

Stairs to first floor and doors into:

Lounge

Front aspect double glazed bay window, feature open fireplace and radiator.

Kitchen/Dining

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, gas hob, electric oven, tiled splashbacks, plumbing for washing machine.

Dining Area: Feature open fireplace and radiator.

Cloakroom

WC.

Conservatory/Lean To

Part brick and double glazing with rear aspect double glazed windows, patio doors and door into WC and storage area.

Landing

Doors to:

Bedroom One

Front aspect double glazed window, feature fireplace and radiator.

Bedroom Two

Rear aspect double glazed window and feature fireplace.

Bathroom

Rear aspect double glazed window, bath with shower over, wash hand basin, WC and radiator.

Garden

Large rear garden laid to patio and lawn with storage shed.

Material Information

- Victorian Property
- Council Tax Band: A
- EPC Rating: D
- Mains, Drainage, Water, Gas and Electric
- Flood Zone 1: Low Risk has a low probability of flooding from rivers and the sea
- Broadband: OFCOM: Ultrafast 1000Mbps available

AGENTS NOTE

Orchards Estates 24/7 estate agents. We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.



Directions

From Yeovil Town centre, follow the A30 signposted Sherborne, take the left hand turn into St Michaels Avenue. Continue up the road and take the right-hand turn into Rosebery Avenue.

Proceed along this road and take the second right hand turning into Percy Road.

The property can be found on the right-hand side.

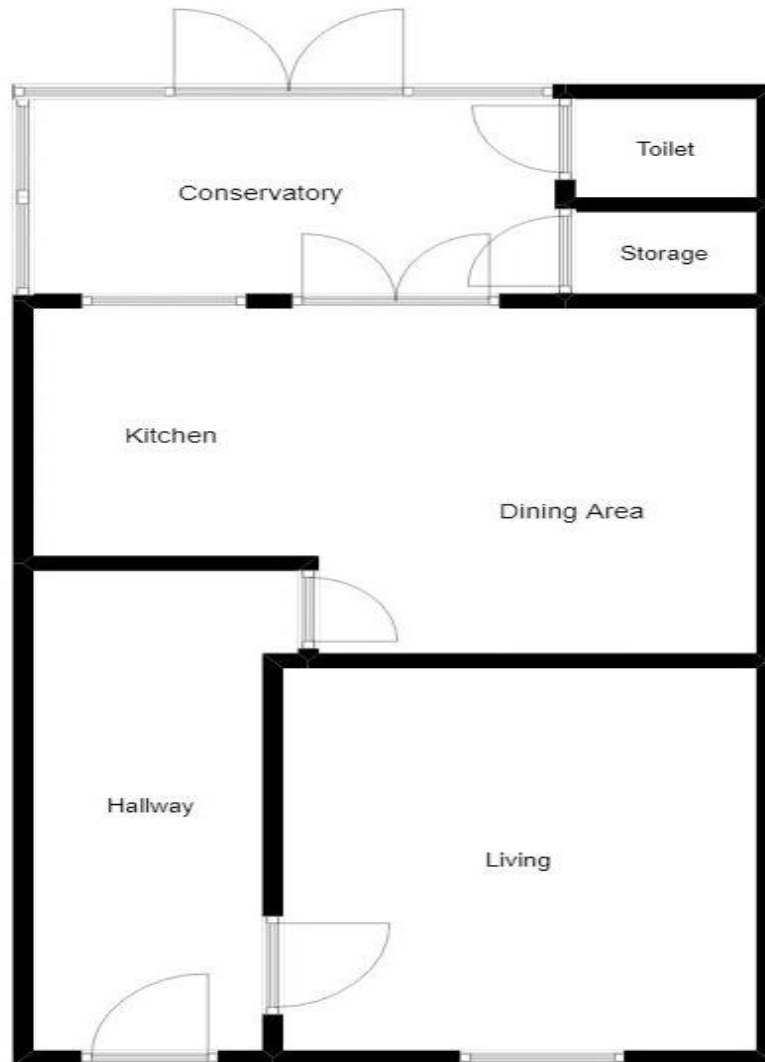
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The graph shows this property's current and potential energy rating.



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