



To Let

Abbey Manor Park, Yeovil, BA21 3TS

Monthly Rental Of £800

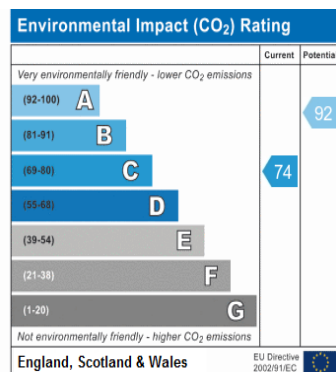
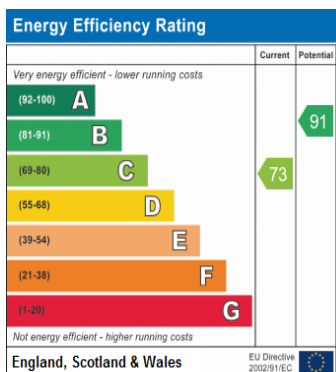


ORCHARDS  
ESTATES

Modern family home with garage and off road parking in the highly sought after location of Abbey Manor. The accommodation comprises spacious lounge/diner and modern fitted kitchen. Upstairs are two double bedrooms and the family bathroom. To the rear is a low maintenance garden and located close by is a garage and off road parking.



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**AGENTS NOTE**  
 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, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

## 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 Hall

Double glazed door to front, radiator and door into living room.

### Lounge/Diner

Rear aspect double glazed window, laminate flooring, stairs to first floor, radiator and double glazed french doors to garden.

### Kitchen

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, electric hob with extractor over, electric oven, gas boiler, plumbing for washing machine, space for fridge/freezer and laminate flooring.

### Landing

Airing cupboard and access to loft.

### Bedroom One

Rear aspect double glazed window, built in wardrobe and radiator.

### Bedroom Two

Front aspect double glazed window, fitted wardrobe and radiator.

### Bathroom

Front aspect double glazed window, bath with shower over, pedestal wash hand basin, WC, extractor fan, part tiled walls and radiator.

### Parking

There is a driveway providing off road parking located a short distance from the property in front of the garage.

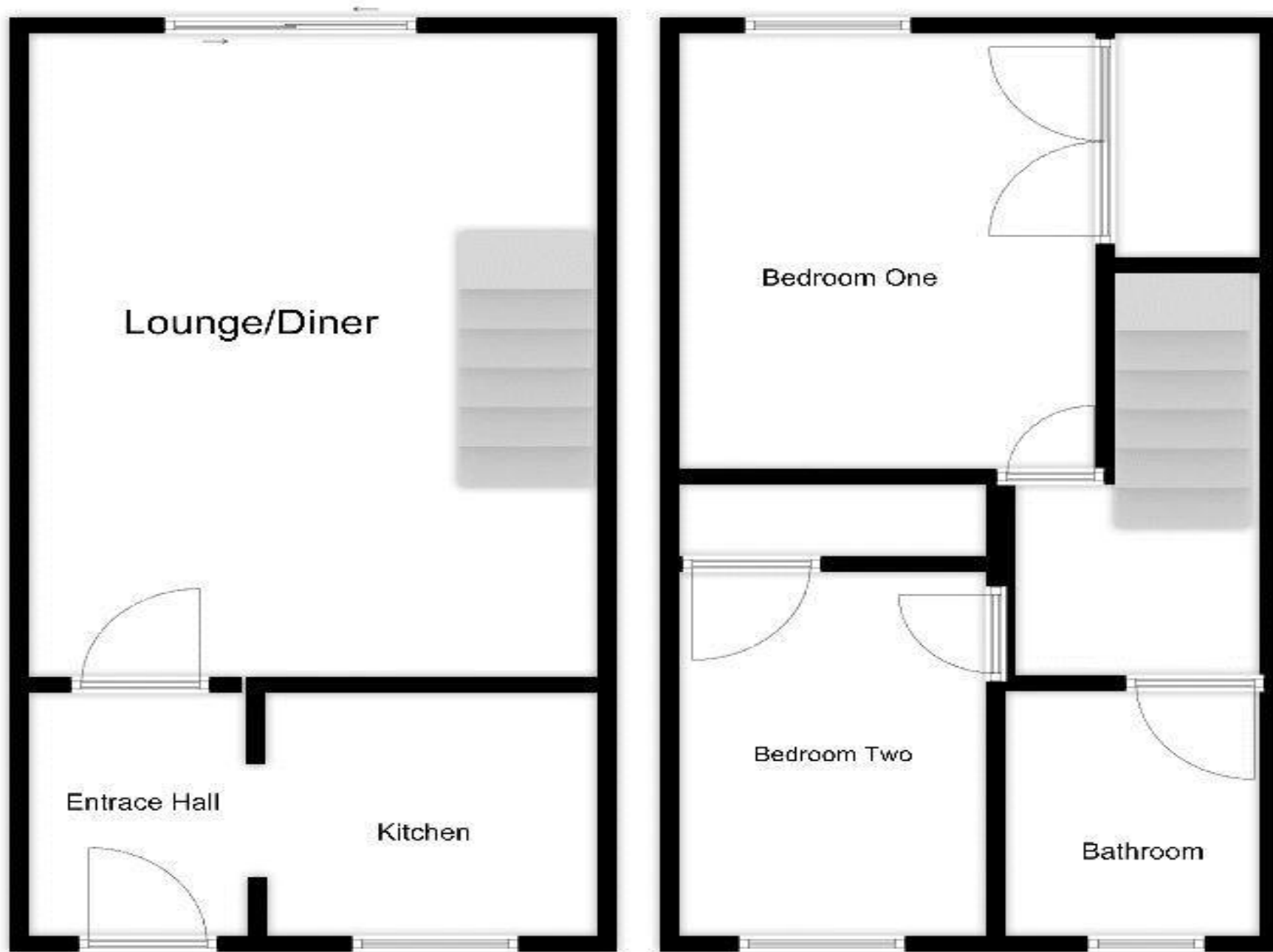
### Garage

Up and over door, power and lighting.

### Rear Garden

Low maintenance garden laid to patio with water feature and enclosed by fencing.

From Stourton Way, take the exit marked for Beaulieu Drive. Take the first right into Horton Close and follow the road round to the right where the property can be found on the left hand side.



01460 477977 or 01935 277977



[www.orchardsestates.com](http://www.orchardsestates.com)



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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