



TO LET

Font Villas, West Coker, BA22 9BY

Monthly Rental Of £1,050



ORCHARDS
ESTATES

Super spacious and recently updated house situated in the lovely village of West Coker. The property offers generous accommodation over 2 floors. The entrance level has entry door with exterior hall providing access to a rear storage area and internal door to hallway with doors to the kitchen, living room, downstairs WC and stairs to the first floor. Also on this floor and accessed from the living room is a separate dining room and further a sun room. Upstairs are 2 generous bedrooms and the main bathroom. Large front garden which is elevated above the road and spacious rear garden.

Monthly Rental Of £1,050



LOCATION

West Coker is a popular village circa 3 miles to the west of Yeovil. The village has several amenities including primary school, doctors, butchers, post office and garage. A much wider range of amenities can be found within 3 miles of Yeovil including railway connections to London/Waterloo.

Approach

Set on the rear side of Font Villas this property is set back from the access road over several steps and path along the front garden. As an end of terrace you can easily access the rear garden also.

Ground Floor

With front door opening to an external hallway providing access to a storage area and then internal door opening to the house itself. From the internal front door there is door to your right opening to the kitchen. A further door opens to the living room which then provides access to the dining room and off the rear is a sun room area. Also on this floor is a very handy downstairs WC and stairs to the first floor.

Upper Floor

The bedrooms on this floor are generous and offer nice rear views over the garden and to the open countryside. The main bedroom has built in storage. On this floor is also the bathroom.

Rear Garden

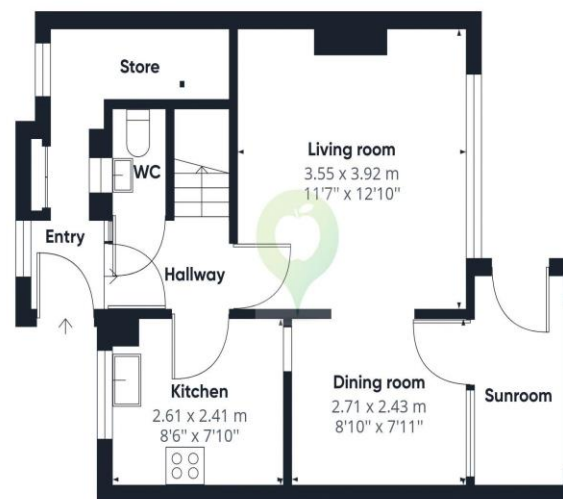
Elevated behind the house and spacious.

Material Information

- EPC - E
- Council Tax - A
- Services - Mains electric, gas, water and drainage
- Broadband - Ultrafast 100Mbps available (Source Ofcom)
- Flood Zone 1 - This property has very low risk of flooding from the rivers and sea (Source Gov.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Floor 1



Floor 2



Approximate total area⁽¹⁾

73.91 m²

795.61 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.

GIRAFFE360



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

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

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.