



1, Cole Cross, Chilthorne Domer, Yeovil, Somerset, BA22 8QN

A lovely cottage set on the Leland Trail between Chilthorne Domer and Tintinhull

 3  2  0

- Modern kitchen
- Stylish interior
- Garage

- Modern bathrooms
- Pretty garden
- Parking

£1,300 Per Month

Built of stone under tiled roof.

The front door opens into hall way. The lounge and dining room are open plan with good quality wooden flooring and a working woodburning stove. Door leads into the modern kitchen with a good size utility/boot room/WC beyond. To the first floor is the family bathroom with shower over bath with lovely views towards Ilchester together with the master bedroom with bespoke built to fit cupboards ensuring maximum storage in quirky spaces and ensuite and the third single bedroom. To the second floor is the second double bedroom with views across to Ilchester and again comes with bespoke built to fit cupboards ensuring maximum storage in quirky spaces.

The rent is exclusive of the following utility bills council tax, mains electric, water and sewage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area. As stated on the GOV.UK website there is very little risk of flooding. The property has oil fired central heating and will be let unfurnished.

Available - July

Rent - £1300

Holding Deposit - £300

Security Deposit - £1500

EPC Band - E

Council Tax Band - C

No deposit option available via Reposit

OUTSIDE

To the front is a small stone walled garden and to the rear please note there is a right of access for the row of cottages. There is a small paved area with gate access to garden which is laid to lawn with a patio area and secured with fencing panels. A path leads through the garden to rear gate to the parking area and garage.

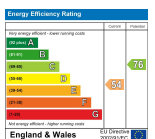
SITUATION

Chilthorne Domer is a small village located to the north of Yeovil. There is a popular pub and primary school. The closest town Yeovil is the main town in an area with a wide range of excellent shopping, business and cultural facilities. There are numerous supermarkets as well as schools from primary through to secondary and a college. A mainline rail station is at Yeovil Junction with road links placed jointly on the A30 and A37. Yeovil Pen Mill station serving the Weymouth to Bath line is a short distance from the property. The A303 trunk road is approximately 5 miles away. The M5 Junction 23 is circa 20 miles and the South Coast within 25 miles.

DIRECTIONS

What3words///shins.influence.couple

From Yeovil proceed out on the Ilchester Road, take the road off towards Tintinhull. Proceed over the double roundabout and continue past Brimsmore Garden Centre. Proceed through the village of Chilthorne Domer as you exit the village in line with the village sign the property is located as the first terraced cottage on the right hand side.



Yeovil/TSG/16.06.26



01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



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