



**FOR SALE**

71 Sherborne Road, Yeovil, BA21 4HE – Room 3

Monthly Rental Of £775



**ORCHARDS**  
ESTATES

Room 3 of 7.

**\*\* SPECIAL OFFER - 1ST MONTHS RENT IS FREE**

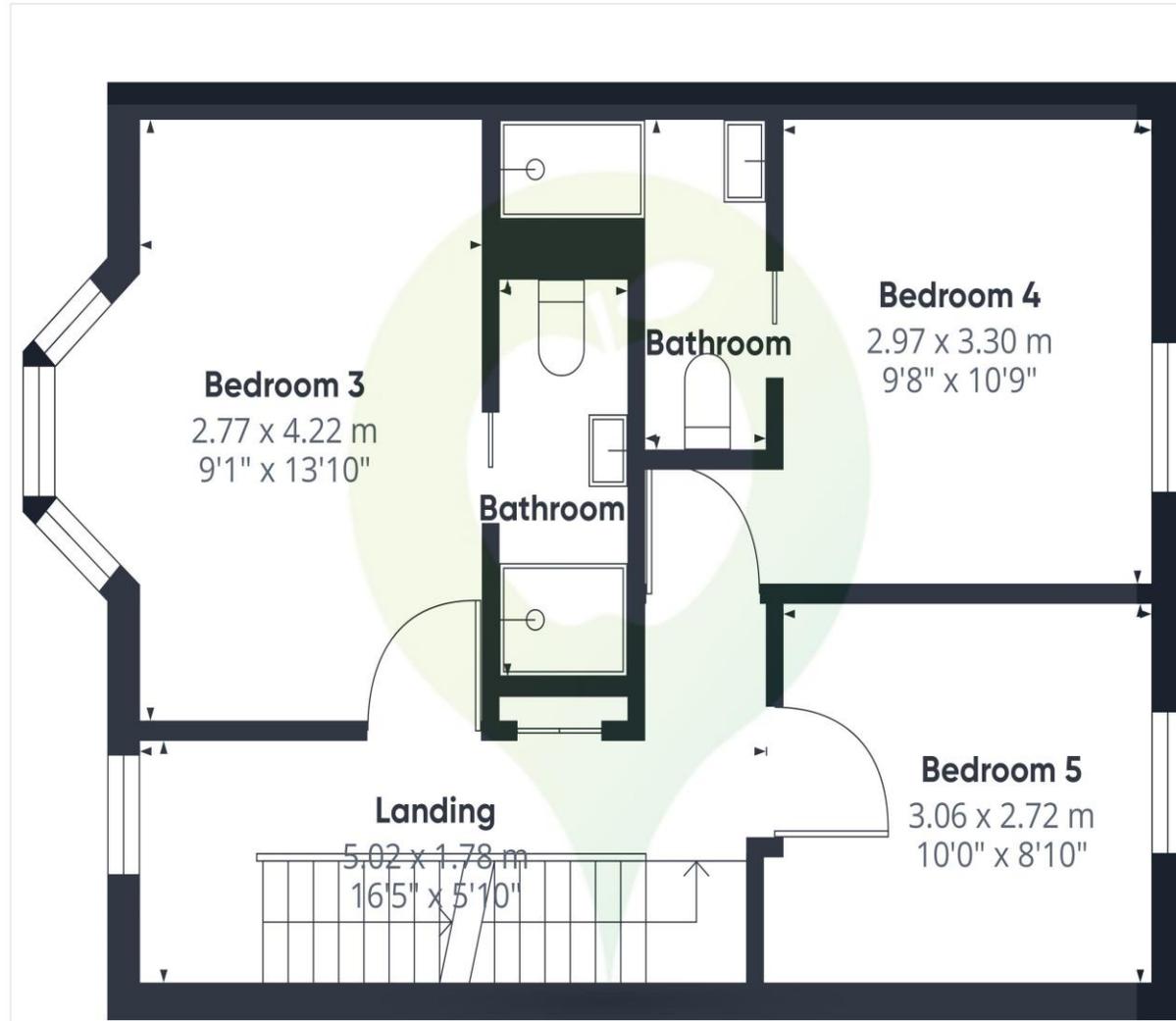
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A very high-spec room becoming available to let in central Yeovil with own ensuite.

The entire building has undergone an extensive renovation in 2024, with no expense spared.

There is a large kitchen and communal space meaning that each tenant will have ample living, clothes washing and cooking facilities. Wi-Fi is also available and to the rear of the building is a large patio terrace garden with a bike rack.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area<sup>(1)</sup>  
45.28 m<sup>2</sup>  
487.39 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 2

01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)

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



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