



To Let

Room 2, 71 Sherborne Road, Yeovil, BA21 4HE
Monthly Rental Of £775



ORCHARDS
ESTATES

Room 1 of 7.

We have 7 very high-spec rooms coming available to let in late July/early August in central Yeovil.

They all have their own en-suite shower rooms, and the entire building has undergone an extensive renovation.

There is a large kitchen and communal space meaning that each tenant will have ample living, clothes washing and cooking facilities.

Wifi 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⁽¹⁾
39.8 m²
428 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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