



**WILMORE HILL LANE, HOPTON, ST18**

£1,550 per month\*

**Carter Jonas**

# WILMORE HILL LANE, HOPTON, ST18

A four bedroom family home with an integrated garage and separate detached garage in the village of Hopton.

Accommodation comprises -

Ground floor: Entrance hall, porch, living room, dining Room, kitchen, utility & cloakroom.

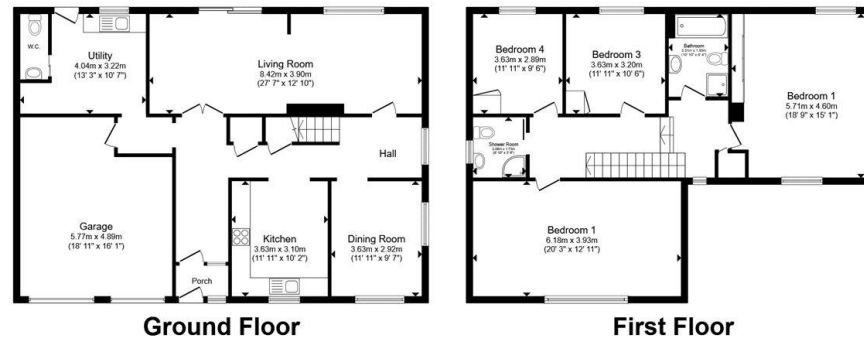
First floor: Four bedrooms, family bathroom & separate shower room.

Externally, the property has an integral double garage, separate detached garage, gravelled driveway to front and large garden to rear.

Unfurnished and available now for a 12 month tenancy.

- Council Tax Band = G
- Deposit Required = £1,788
- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Shower Room
- Bathroom
- Integrated & Separate Deatched Garage
- Large Garden
- Driveway Parking
- Unfurnished
- EPC = E

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



Total floor area 210.8 sq.m. (2,269 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Carter Jonas



Birmingham Lettings 0121 389 9670

birmingham.lettings@carterjonas.co.uk



Classification L2 - Business Data

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.