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3 Bed Semi-Detached In Hopkins Way Wellesbourne, Wellesbourne, CV35 9UE  
£1,250 Monthly





## SHORT DESCRIPTION

Property Ref: 15921 A three bedroom property situated in Wellesbourne. Key features • Semi-detached three bedroom home • In the popular village of Wellesbourne • Garage and driveway parking for 2 vehicles Description Upon entering through the front door you are welcomed into an entrance hall with stairs leading to the first floor and a door through to the living room. The spacious living room is filled with natural light from the bay front window and flows into the kitchen at the rear of the property. A patio door opens into the garden. Upstairs, the property offers a master bedroom with fitted wardrobes and two further bedrooms. The bathroom has a white suite and a shower over the bath. Externally, the property features a tarmac driveway to the side, providing ample off-road parking, along with a single garage. To the rear, there is an enclosed garden with a lawn and patio area. The property further benefits UPVC double glazing and gas central heating throughout. Available - immediately. No smokers Property Type: Semi-detached Full Renting price: £1250.00 Pricing Options: Fixed Price Tenure: 6 month Council tax band: C EPC rating: C Measurement: 721.182 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Private Heating Type: Double Glazing, Gas Central Heating -----

3

Bed Room(s)

2

Bath Room(s)

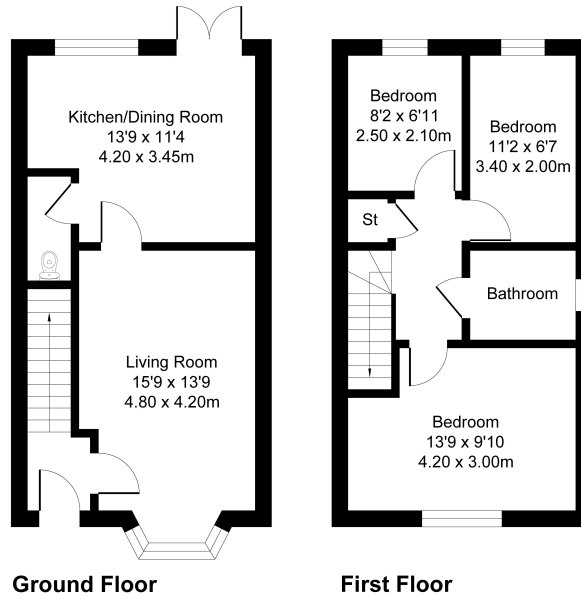
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Approximate Gross Internal Area  
768 sq ft - 71 sq m



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	67 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

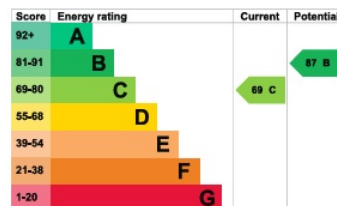
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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