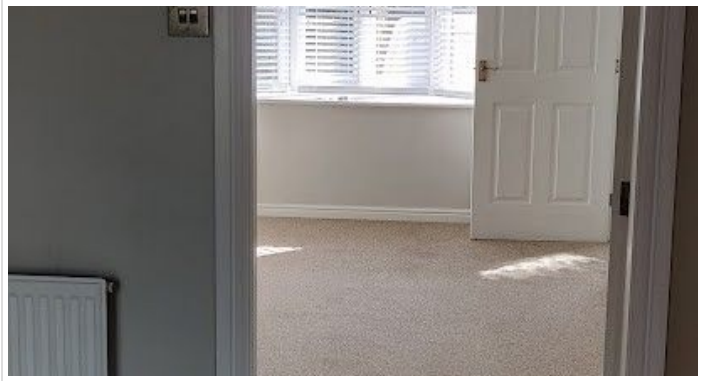
99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
Phone :0203 5000 999
Email
:info@99home.co.uk

3 Bed Semi-Detached In Hopkins Way Wellesbourne, Warwick, CV35 9UE

£1,250 Monthly


Ref:17645
99
HOME
ONLINE ESTATE AGENT





SHORT DESCRIPTION

Property Ref: 17645 A well presented 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 diner at the rear of the property. The kitchen diner has a patio door which opens into the garden. Upstairs, the property offers a master bedroom with fitted wardrobes and two further bedrooms. There is also a bathroom with 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 26th November 2026 No smokers Property Type: Semi-detached Full Renting price: £1250.00 Pricing Options: Fixed Price Council tax band: C EPC rating: D Measurement:721.182 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway Heating Type: Central, Double Glazing, Gas Central Heating, Gas ----------

3
Bed Room(s)

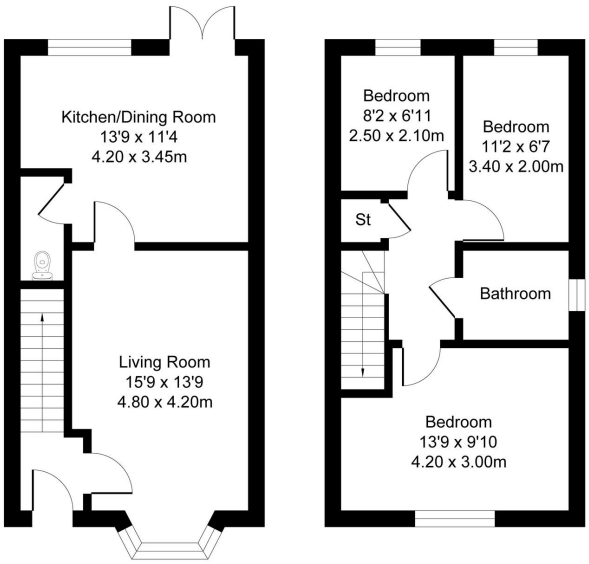
2
Bath Room(s)

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

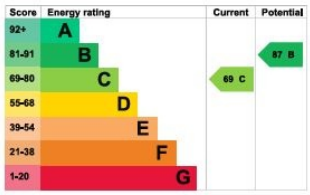
Properties can be let if they have an energy rating from A to E.

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).

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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