



**WILMORE HILL LANE, HOPTON, ST18**

£1,650 per month\*

**Carter Jonas**



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# WILMORE HILL LANE, HOPTON, STAFFORD, STAFFORDSHIRE, ST18 0AW

A four bedroom detached property situated within the  
Village of Hopton

- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Kitchen, Utility
- Sun Room
- Gardens
- Off Road Parking
- Unfurnished

## THE PROPERTY

Accommodation comprising entrance hall, sitting room, dining room, downstairs cloakroom, kitchen, rear porch leading to utility room, sitting room, downstairs bedroom with ensuite shower room. To the first floor are three bedrooms and separate family bathroom. Externally there is off road parking for several vehicles, enclosed garden and rear detached building with two store rooms and sun room.

Available Mid June for a 12 month tenancy unfurnished.

EPC - E. Council Tax Band E - Please see Stafford Borough Council for current costs.

Pets considered. No access to loft. Mains electricity, water and drainage are connected to the property. Oil central heating.

Flood Zone 1 Low Risk.

Internet and Mobile. Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

At a rent of £1650 per calendar month.

Holding deposit of 1 weeks rent - £380

Security deposit of 5 weeks rent - £1903



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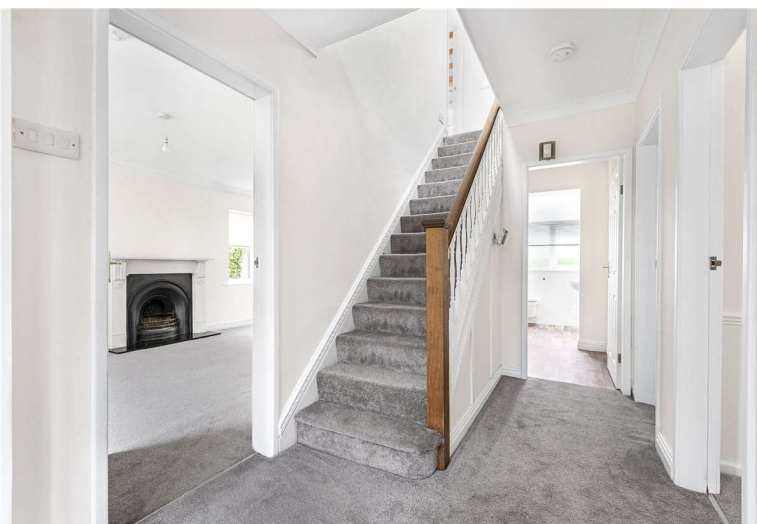
## ADDITIONAL INFORMATION

Offers	Available for a 12 month term initially
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Viewing	Strictly by appointment
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Local Authority	Council Tax Band E
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#### 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](http://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.

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