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# HOBART CLOSE, WYMONDHAM

**LET AGREED**

## £950 PCM

Two-bedroom, unfurnished end-terrace home ideally situated within the popular NR18 area, offering convenient access to local amenities, schools and transport links.

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This property comprises of:

Entrance Porch
A small enclosed porch providing access into the main living accommodation.

Living Room
Living room with neutral décor and fitted carpet, featuring a staircase leading to the first floor. A door provides access to the kitchen.

Kitchen
A modern fitted kitchen featuring a range of white gloss wall and base units complemented by ample worktop space. The kitchen is equipped with an integrated oven, gas hob with extractor hood above, integrated dishwasher, and offers space for additional appliances. A door provides direct access to the enclosed rear garden.

Bedroom One
A good-sized double bedroom overlooking the rear of the property, finished with neutral décor and fitted carpet.

Bedroom Two
A good-sized double bedroom positioned at the front of the property, complete with neutral décor and fitted carpet with cupboard space.

Family Bathroom
Fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Exterior
To the rear of the property is a fully enclosed garden, providing a private outdoor space. The garden also benefits from access to the garage. The front of the property is laid to lawn with a pathway leading to the entrance.

Available approximately at the beginning of October 2026

Council Tax Band: Band B (£1,930.77 2026/27)

EPC = C

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of 3 day turnaround. The tenancy will not commence until we have received satisfactory references.

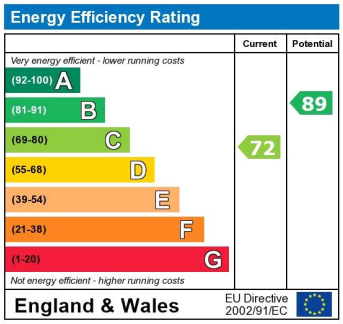
All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be joint and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: Band B (South Norfolk District Council)
Deposit: £1,095
Holding Deposit: £220
Parking options: Off Street
Garden details: Private Garden








The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.