



**To Let**

4 Hinton Close, Hinton St. George, TA17 8SH  
Monthly Rental Of £1,700



**ORCHARDS**  
ESTATES

Orchards Estates are delighted to have been chosen to offer this substantial 4 bedroom home in the beautiful village of Hinton St. George.

The property comes with a spacious front lawn and high hedging, parking by the rear with garage.

The rear garden is a high walled courtyard with access gate to parking and as well as personal door off rear of garage and rear door opening into the kitchen, a very safe and secure environment for kids and pets.

The living space includes a large kitchen with dining area and storage.

The sitting room is another spacious room and features front and rear aspect windows.

In the entrance hall there is a separate downstairs WC, storage cupboard and an abundance of additional storage under the stairs which lead to the first floor.

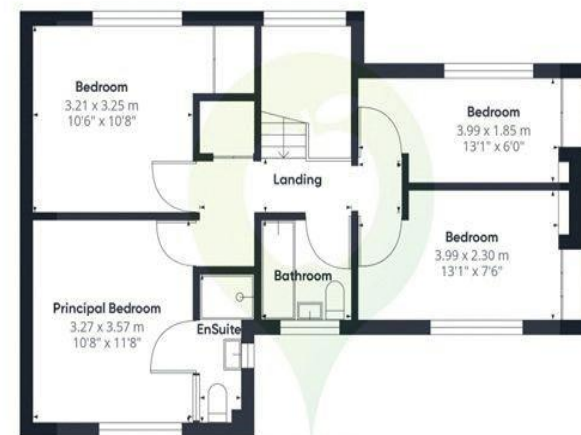
Upstairs the house divides into two sleeping areas, on one side you have the large double bedrooms, the principal with ensuite suite shower room and the second with built in storage which also houses the gas fired boiler.

On the other side of the landing are another 2 bedrooms, both would be large singles as they are quite long and come with the added benefit of built in storage.

The space between the bedrooms features the main bathroom and a storage cupboard.

EMAIL now with your details and any additional relevant information to register your interest as the property is available to rent immediately and we expect a high influx of interest.

These don't come up very often in Hinton St. George, so don't delay!



Approximate total area<sup>(1)</sup>  
109.52 m<sup>2</sup>  
1178.86 ft<sup>2</sup>

Reduced headroom  
2.96 m<sup>2</sup>  
31.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.