



**26 Rectory Road, Crumlin, Newport, NP11 5EA**  
**£850 PCM**

SAGE AND CO are pleased to offer TO LET this spacious three storey THREE BEDROOM terraced property situated in the Crumlin area . The property is close to local amenities, schools and transport links.

Briefly comprises lounge, dining room, to the ground floor is a fitted kitchen, conservatory / utility room and bathroom. To the first floor are three bedrooms. To the rear is a low maintenance garden, rear lane access and off road parking  
Gas central heating and double glazed throughout.


AVAILABLE IMMEDIATELY  
VIEWING HIGHLY RECOMMENDED

Applicants will require an annual income of over £29,142.00



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** cwmbran@sageandco.co.uk

**www.sageandco.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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