



hrt

herbert r thomas

The Oaks, Graig Y Saeson Farm
Forge Road

Bassaleg, Newport, Newport, NP10 8AT

£1195.00 PCM

A Detached Bungalow in a Gated development with views over open fields while providing excellent access to the M4. Spacious flexible accommodation comprises Entrance Hall, Large Open Plan Living room with wood burning stove, Dining Room with French Doors to a raised Patio overlooking the Grounds. Modern Fitted Kitchen, Three Bedrooms and Bathroom with Separate Shower. Brand New Eco Friendly Ground Source Heating, UPVC Double Glazing throughout. Ample Parking. Extensive gardens and parking. Unfurnished EPC C



Contacts

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English | [Cymraeg](#)

Energy performance certificate (EPC)

The client: Pete Wood Energy Certificate No: 01 2017	Energy rating C	Valid until: 26 April 2024 Certificate Number: 9624-2024-2000-0000-7712
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Property type	Detached bungalow
Total floor area	80 square metres

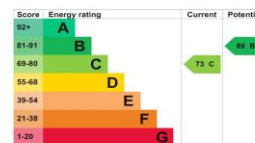
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can't let a property for holiday use or short-term lets if the energy rating is F or G.

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