



3 HIGHMEAD COTTAGES

COLDBROOK | ABERGAVENNY | MONMOUTHSHIRE | NP7 9SU

Situated in Coldbrook, Abergavenny a detached three-bedroom house with views of the surrounding countryside.

- Living room with wood burning stove
- Two bathrooms
- Off-road parking
- Rear garden
- Outbuildings.



STEP INSIDE

3 Highmead Cottages is a detached three-bedroom property. Enter through the front porch into the hallway, doors lead to the living room with wood burning stove, kitchen with a range of contemporary style base and wall cupboards, space for appliances and door to the downstairs shower room. Stairs rise from the hallway to the landing, three bedrooms, principal bedroom with fitted wardrobes/cupboards and family bathroom with bath, w.c. and pedestal hand basin.





STEP OUTSIDE

To the outside the property has a tarmac driveway with parking for two vehicles, two small outbuildings, the side and rear gardens have been mainly laid to lawn

SERVICES

We understand that the property is connected to mains electric, private water supply, septic tank, and benefits from oil fired central heating. The septic tank is emptied annually (or sooner if necessary) by the landlords, the costs of which are invoiced to the contract holder(s). The initial invoice within the first 12 months of the term will be charged on a pro-rata basis based on the length of occupation.

Broadband

Standard & Superfast Broadband available with maximum download speeds of 24Mbps and upload speeds of 1Mbps. broadband available subject to providers terms and conditions. Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>

Mobile Telephone

Indoor voice/data: EE, Three, 02 – Limited, Vodaphone voice likely/data none. Out voice/data: EE, Three, 02, Vodaphone – Likely. Please make your own enquiries via: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

LOCATION

Situated approximately three miles from the historic market town of Abergavenny where a range of amenities can be found including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists', and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses, and many restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

PARKING

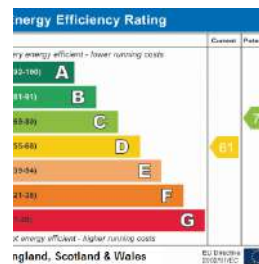
Driveway parking for two vehicles. The parking of horse boxes, caravans, motorhomes and trailers are prohibited at this property.

DIRECTIONS

From Abergavenny town centre take the A4143, at the roundabout take the third exit onto the Heads of the Valleys Rd/A465, at the roundabout, take the 3rd exit onto Hardwick Gyratory/A40, stay on A40 keep left to continue on B4598, take the first turning on the left, follow the country road for approximately 1 mile, continue following the road around to the left and the property will be seen on the right hand side.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.



RENT AND DEPOSIT

Rent £1275.00 pcm Deposit £1471.00

TENURE

Freehold.

ENERGY PERFORMANCE RATING

To view the full EPC please visit: <https://find-energy-certificate.service.gov.uk/energy-certificate/9115-0903-5200-5730-3210>

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

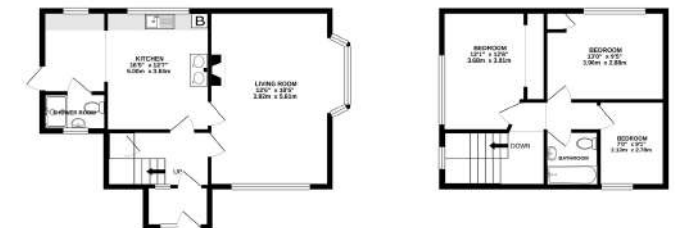
Band -D. Please note that the Council Tax banding was correct as at the date property was listed. All applicants should make their own enquiries.

TITLE

The house is registered under Title Number CYM459306 – a copy of which is available from Parrys Rentals

FLOOD RISK

This property has a very low risk of flooding from rivers, surface water & small watercourses. <https://flood-risk-maps.naturalresources.wales/>



TOTAL FLOOR AREA: 980 sq ft (91.1 sqm) approx.
 All dimensions are given in imperial units. Measurements are approximate and should not be relied upon for any purpose other than general information. The agent is not responsible for any errors or omissions in this information. The agent is not responsible for any errors or omissions in this information. The agent is not responsible for any errors or omissions in this information.





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