



34 St. Thomas Road

MONMOUTH | MONMOUTHSHIRE | NP25 5SB

34 St. Thomas Road

Situated in a popular, residential area of Monmouth a four-bedroom link detached family home with garage.

- Two reception rooms
- Two shower rooms
- Front and rear garden
- Off-road parking and garage

Rent (pcm): **£1,250.00**

Deposit: **£1,875.00**

EPC: **C**

Council Tax: **Band E**



34 St. Thomas Road

STEP INSIDE

This family home offers spacious living accommodation; enter the hallway with doors to the light and airy living room with patio doors to the rear garden and fireplace with electric fire. From the hallway is the dining room and kitchen fitted with a range of base and wall units with a window overlooking the garden and surroundings. The shower room completes the ground floor accommodation.

Stairs rise to the first-floor landing with store cupboard, four bedrooms all with built-in storage and shower room.

STEP OUTSIDE

To the front of the property is a lawned area with mature hedge border, along with driveway parking and garage. The rear garden has been mainly laid to lawn with the benefit of a flagstone patio where you can sit back, unwind or simply enjoy Alfresco dining.

LOCATION

Monmouth is a pretty and historic county town offering a variety of shopping facilities, with well-known supermarkets sitting alongside independent shops as well as other retailers and a weekly market. There is a good choice of education options within the area, from Primary Schools to the Haberdashers' Schools (and preparatory school) in Monmouth, as well as Monmouth Comprehensive school. There are many dining options within an easy drive, and these include country pubs and more formal restaurants. For the more energetic, there is a range of sporting facilities available including golf at Rolls of Monmouth Golf Club and rowing at Monmouth Rowing Club. The nearby A40 provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross on Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.

PARKING

Off-street parking and garage falls within the registered title of the property.





DIRECTIONS

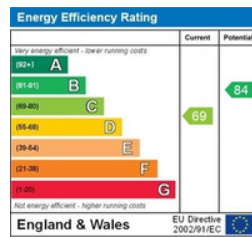
<https://what3words.com/archive.cavalier.develops> From Monmouth town centre, follow the B4293, at the roundabout, take the 2nd exit and stay on B4293, turn right onto Cinderhill St/B4233, go through 1st roundabout, turn right onto Rockfield Road/B4233, at the roundabout take 1st exit onto Watery Lane, turn left onto St Thomas Road and the property will be found on the right-hand side.

ENERGY PERFORMANCE RATING C

To view the full EPC please visit:
<https://find-energy-certificate.service.gov.uk/energy-certificate/3600-5985-0322-3002-3693>

COUNCIL TAX BANDING

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



SERVICES

We understand that the property is connected to mains gas, electric, drainage and water (metered).

Broadband

Fibre to the Cabinet Broadband and Copper broadband available subject to providers terms and conditions, maximum download speed 76 Mbps, maximum upload speed 15 Mbps. Please make your own enquiries via: [https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

Mobile Telephone

EE, O2 indoor voice/data likely, outdoor voice/data Likely. Three and Vodafone indoor voice/data Limited, outdoor voice/data Likely. Please make your own enquiries via: <https:// checker.ofcom.org.uk/en-gb/mobile-coverage>

LOCAL AUTHORITY

Monmouthshire County Council

TENURE

Freehold

TITLE PLAN

The registered title number is WA325090 a copy is available from Parrys Rentals.

PLANNING CONSENTS

Parrys Rentals are not aware of any planning applications that could affect this property.

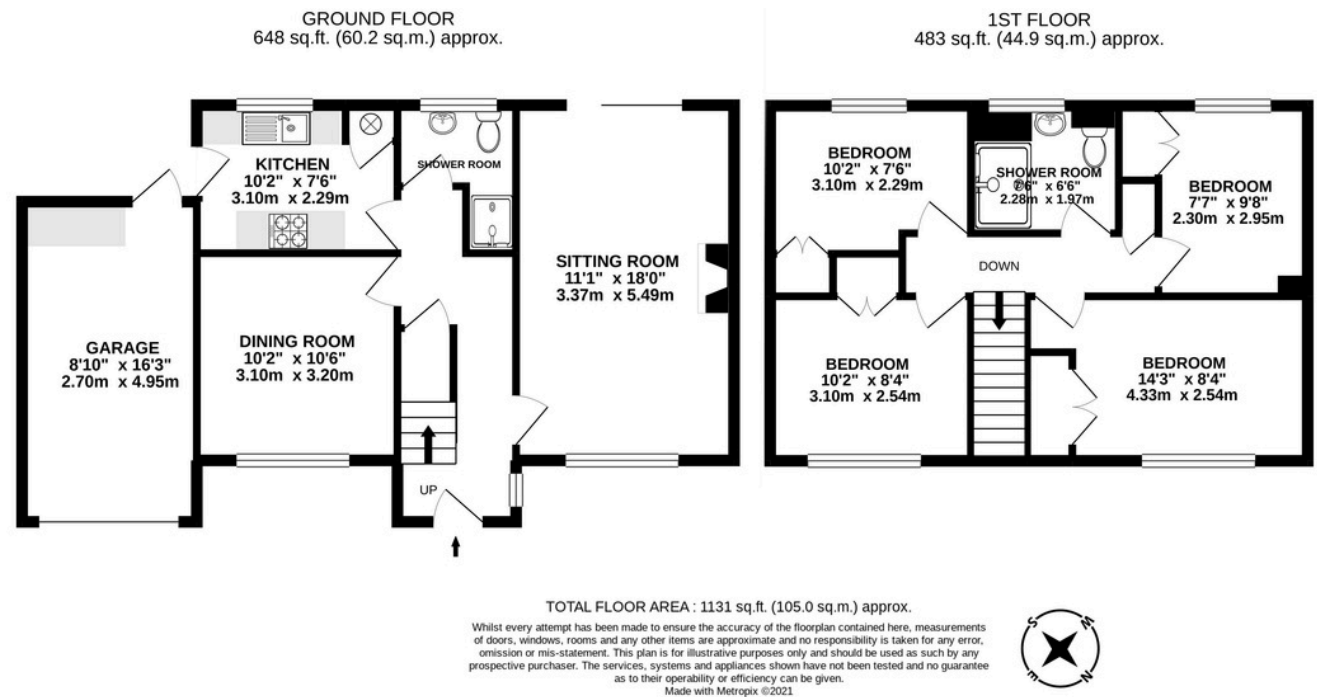
FLOOD RISK

Low risk from flooding from rivers, very low risk from flooding from surface water and small watercourse.

<https://flood-risk-maps.naturalresources.wales/>

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 Rentals are committed to providing as much information as possible to enable applicants to make an informed decision with regard to both viewing and offering on a property.





PRINTED ON SUSTAINABLE PAPER
PLEASE RECYCLE AFTER USE



@parrys.com #puttingdownroots #ParrysHappy

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 859237 | rentals@parrys.com

P parrys
Ahead of the curve