



23 BAKER STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 5BH

Situated within walking distance of the historic market town of Abergavenny a charming double fronted two-bedroom end-terraced house.

- Sitting/dining room with log burner
- Two bedrooms
- Enclosed garden

Rent £975.00 pcm
Deposit £1463.00
EPC rating E
Council tax band C

STEP INSIDE

The entrance door opens into the cosy sitting/dining room with feature wood burning stove and door leading to the kitchen which has been fitted with a range of base and wall units, space for appliances store cupboard and glazed door to the rear garden. From the sitting/dining room, stairs rise to first floor landing, double bedroom, single bedroom with built-in bed frame and bathroom with bath, overhead shower, w.c. and vanity sink with store cupboard below.





STEP OUTSIDE

To the rear is an enclosed garden with mature shrubs and trees including a fig tree complimented with gravel and flagstone patio areas where you can sit back, relax and unwind. A small outbuilding is attached to property and a wooden storage shed can be found at the bottom of the garden.

Right of access – rear garden can be accessed through neighbours' properties numbers 27 & 29 Baker Street.

PARKING

Parking does not fall within the registered title of the property. A residential parking permit may be available from Monmouthshire County Council, subject to terms and conditions. Please make your own enquiries via:<https://www.monmouthshire.gov.uk/car-parks/parking-permits/residential-parking-permits/>

LOCATION

The property is in a prime location, within walking distance of the town centre. Abergavenny offers a range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists', and a general hospital. There are good leisure facilities including a theatre, library, numerous public houses, and 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 breath-taking 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

SERVICES

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

Broadband

FTTC and Copper Broadband available with maximum download speeds of 76 Mbps and upload speeds of 15 Mbps, subject to providers terms and conditions. Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>

Mobile Telephone

Indoor voice: O2 – likely. EE, Three and Vodafone – limited. Outdoor voice: EE, Three, O2 and Vodafone – limited. Outdoor voice/data: EE, Three, O2 and Vodafone – likely. Please make your own enquiries via: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

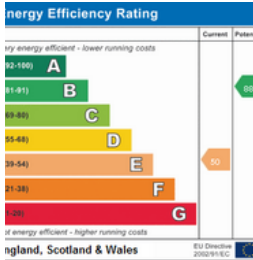
ENERGY PERFORMANCE RATING E

To view the full EPC please visit:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4632-8028-6100-0756-9206>

Agent's Notes – DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024

The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.



TENURE AND TITLE

Freehold. he registered title of the property is CYM24794, a copy is available from Parrys Rentals.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

PLANNING CONSENTS

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

Please make your own enquiries via:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

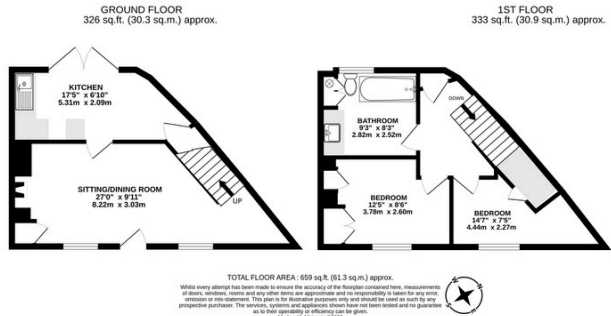
FLOOD RISK

Very low risk from flooding by rivers, surface water and small watercourses, please check:

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

DIRECTIONS

<https://what3words.com/generals.forgiven.thrillers> From Tudor Street take the right-hand turning into Baker Street and the property can be found on the left-hand side.





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