



7 MONKSWELL ROAD

MONMOUTH | MONMOUTHSHIRE | NP25 3PF

7 MONKSWELL ROAD

Situated on the north side of Monmouth town, an attractive and well-presented three-bedroom Grade II listed town house.

Rent (pcm)
£1400.00

Deposit
£2100.00

EPC Rating
D

Council Tax
Band F

KEY FEATURES

- An attractive home with period features and sympathetically updated for modern day living
- Sitting room with feature wood burning stove
- Kitchen/dining room fitted with Shaker style base and wall units
- Three bedrooms
- Two bathrooms



STEP INSIDE

Conveniently located and within walking distance of the Haberdashers school, a three-bedroom mid-terrace Grade II listed town house which has been sympathetically updated for modern day living whilst retaining the charm and character of a period home. This elegant home is over three-floors and comprises; to the ground floor, entrance hall with door to the living room with feature log burning stove. From the hall a door leads to the kitchen which has been fitted with a range of Shaker Style base and wall units complimented with black granite worktop, range style electric cooker with extractor unit over, inset sink and free-standing fridge/freezer. A stable door from the kitchen leads to the rear porch and door to the courtyard, whilst another door leads to the utility area. Stairs rise to the first-floor landing where you find the spacious principal bedroom with built-in storage and a bath, and family bathroom with roll top bath w.c. and handbasin. Stairs rise to the second-floor landing with storage cupboards, two bedrooms, a study/nursery room, and shower room. Available part furnished and loft space excluded.







STEP OUTSIDE

To the front of the property is a low stone wall with decorative wrought iron railing and gated entrance with flagstone path to the entrance door. To the rear of the property is the low maintenance courtyard garden with central water feature, gravel and flagstone patio area and outbuilding.

Agent's note: There is a right of access over the shared path behind 1, 3 and 5 Monkswell Road.





LOCAL AREA

Monmouth is in the heart of the Wye Valley and offers a range of amenities including well-known supermarkets sitting alongside retailers, independent shops and restaurants. For those who enjoy the outdoor lifestyle, there are plenty of areas to walk and enjoy the natural beauty of the surrounding countryside and leisure activities at the Monmouth Golf Club and 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.

DIRECTIONS

<https://what3words.com/trudges.struck.skin>
From Monmouth town centre head north on Priors St/B4293, turn left onto Monk St/A4666, at the crossroads (traffic lights), straight over and take the turning right onto Monkswell Road and the property will be found on the left-hand side.

Parking: Off-street parking does not fall within the registered title and is on a communal basis.



INFORMATION

Affordability criteria: 2.5x the annual rent

Local Authority: Monmouthshire County Council

Tenure: Freehold. The registered title of the property number is WA444222 a copy is available from Parrys Rentals

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

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

Mobile: EE, Vodafone indoor voice/data limited, Three, 02 indoor voice likely data limited. EE, Three, J2 & Vodafone outdoor voice/data likely. Please make your own enquiries via: [https:// checker. ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

Planning Consents: Parrys Rentals are not aware of any planning applications affecting this property.

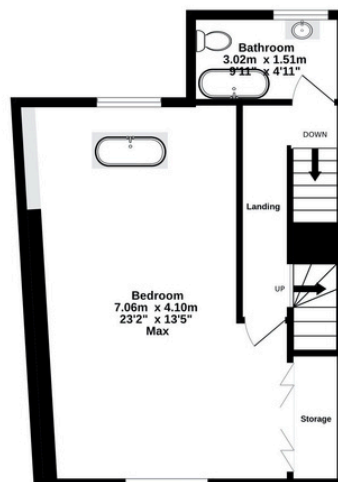
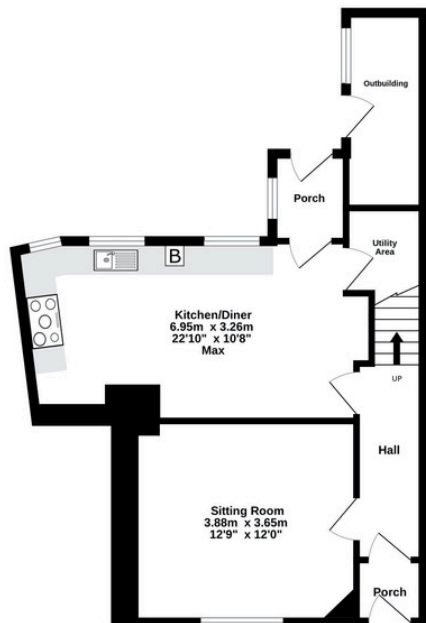
Flood Risk: Very low risk from flooding from rivers, high risk greater than 3.3% chance each year of risk of flooding from surface water and small watercourses. Please check: <https://flood-risk-maps.naturalresources.wales/>

Digital Markets Competition and Consumers Act 2024 (DMCC Act): 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.

Ground Floor
48.9 sq.m. (526 sq.ft.) approx.

1st Floor
41.8 sq.m. (450 sq.ft.) approx.

2nd Floor
37.1 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 127.8 sq.m. (1376 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Scan to view video
of the house



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



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