



## 2 HIGHMEAD COTTAGES

COLDBROOK | ABERGAVENNY | MONMOUTHSHIRE | NP7 9SU

## 2 Highmead Cottages

Situated in a semi-rural location with views of the surrounding countryside, a well-presented three-bedroom semi-detached house.

- Living room with wood burning stove
- Three bedrooms
- Front and rear garden
- Driveway parking

Rent (pcm): **£1,275.00**

Deposit: **£1,472.00**

EPC: **E**

Council Tax: **Band D**



# 2 Highmead Cottages

## STEP INSIDE

A well-presented three-bedroomed semi-detached property. In brief the property comprises, entrance hall, with doors to the living with dual aspect and feature wood burning stove. The spacious kitchen/dining room has been fitted with a range of base and wall units with space for appliances, to the rear of the home is a utility room and cloakroom. Stairs rise to the landing, three bedrooms and modern shower room. Agent's note: loft space excluded.

## STEP OUTSIDE

The property is approached via a shared drive which leads to the parking area at the rear of the cottage. The front garden has been mainly laid to lawn with mature hedge and shrub borders. A flagstone path leads to the front and rear doors, with steps to the side and rear gardens, with mature hedges and trees.

## LOCATION

Located in the heart of Llanover, with easy access to the A4042 which connects to the A40 and A449 which in turn link to the M4/M5/M50 motorway networks. The historic village of Llanover is located approximately 5 miles from the market town of Abergavenny where a range of amenities can be found with chain and individual shops (including a Waitrose supermarket close by), banks, doctors, dentists, theatre, library, schools and local general hospital. A main line railway station can be found in Abergavenny. The area is renowned for its excellent restaurants/pubs and for the annual Abergavenny Food Festival which is held each September.

## PARKING

Driveway parking available, please note the parking of motorhomes, caravans, trailers and horse boxes is prohibited.





## SERVICES

We understand that the property is connected to mains electric, private water supply, oil fired central heating and septic tank drainage. 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. Private water rates are charged by the landlords and invoiced to the contract holder(s)

## Broadband

Fibre to the cabinet up to 76 Mbps download speed, up to 15 Mbps upload speed and copper broadband up to 21 Mbps download speed and up to 1 Mbps upload speed 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

Three, outdoor and indoor voice/data. EE, 02 and Vodafone outdoor voice/data. 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/8405-8722-7129-3407-9813>

## COUNCIL TAX BANDING

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

## LOCAL AUTHORITY

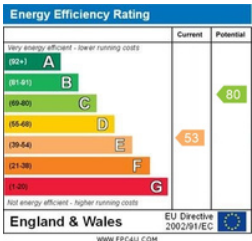
Monmouthshire County Council

## TENURE AND TITLE

Freehold. The property forms part of the registered title number CYM461881 a copy is available from Parrys Rentals

## PLANNING CONSENTS

The agent is not aware of any planning applications which may affect the property, please check <https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>



## AGENT'S NOTES

Minimum term 12 months. Affordability criteria: Annual rent x 2.5

## FLOOD RISK

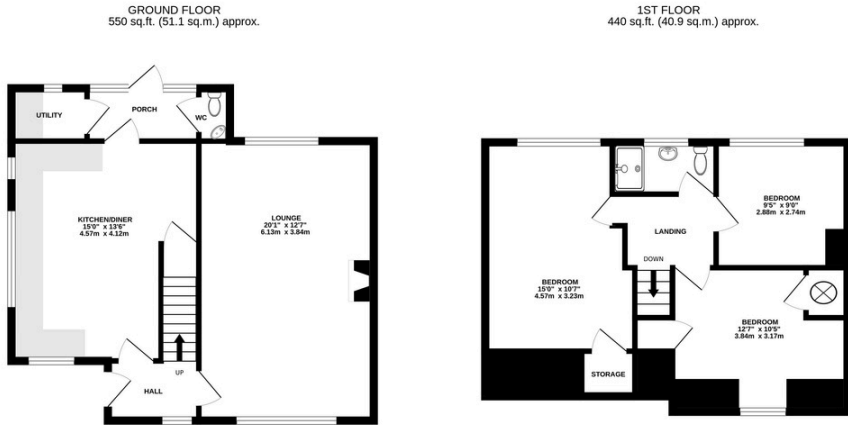
Very low risk of flooding from rivers, small watercourses and surface water. Please check: <https://flood-risk-maps.naturalresources.wales/>

## DIRECTIONS

<https://what3words.com/extreme.loosed.formless> From Heads of the Valleys Rd/A465, at the Hardwick Gyratory/A40 take 3rd exit, stay on A40, keep left onto B4598, take second left turning signposted Llandewi Rhydderch, follow the road to right continue up the lane and the cottage will be found on the right.

## 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.



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 as to their operation or efficiency can be given.  
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