



7 READE STREET

MONMOUTH | MONMOUTHSHIRE | NP25 3TJ

7 Reade Street

A two-bedroom semi-detached house in the popular residential area of Wyesham, Monmouth.

- Living/dining room
- Front garden and enclosed rear garden
- Off-road parking

Rent (pcm): **£800.00**

Deposit: **£1200.00**

EPC: **C**

Council Tax: **Band D**



7 Reade Street

STEP INSIDE

Situated in a popular residential area, a two-bedroom semi-detached house. Enter through the front porch with internal door to the living/dining room with feature electric fire and door to the kitchen which has been fitted with a range of base units, space for appliances and door to the rear garden. From the living room stairs rise to the landing area, two bedrooms and family bathroom with bath, overhead shower, w.c. and pedestal hand basin.

STEP OUTSIDE

To the outside the property has lawned area to the front with flagstone steps leading to the porch, path to the side entrance gate and enclosed rear garden with flagstone patio and wooden shed. The property also benefits from off-road parking for two domestic vehicles. Agent's note: there is a right of access on shared footpath to the rear garden with neighbouring property.

LOCATION

The popular village of Wyesham is situated on the outskirts of Monmouth and offers convenient access to the Wye Valley road leading to Chepstow and the Forest of Dean. The area benefits from a local shop with Post Office, Primary School, Church and nearby Pub and Supermarket. A wider range of amenities can be found in the nearby historic county town of Monmouth including well-known supermarkets sitting alongside independent shops as well as other retailers and a weekly market. 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 falls within the registered title of the property.





DIRECTIONS

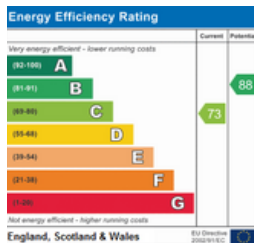
<https://what3words.com/kicked.headliner.prowl> From Monmouth take Dixon Road/A466 at the Dixon roundabout, take the 3rd exit A40, turn left at the traffic lights onto Wye Bridge/A466, at the roundabout continue straight onto A4136, continue on Wyesham Road, taking the second turning on the left into High Meadow. Reade Street is the last cul-de-sac on the right and the property will be found at the end of the cul-de-sac on the left hand side.

ENERGY PERFORMANCE RATING C

To view the full EPC please visit:
<https://find-energy-certificate.service.gov.uk/energy-certificate/0566-2874-6715-9421-8445>

COUNCIL TAX BAND

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.



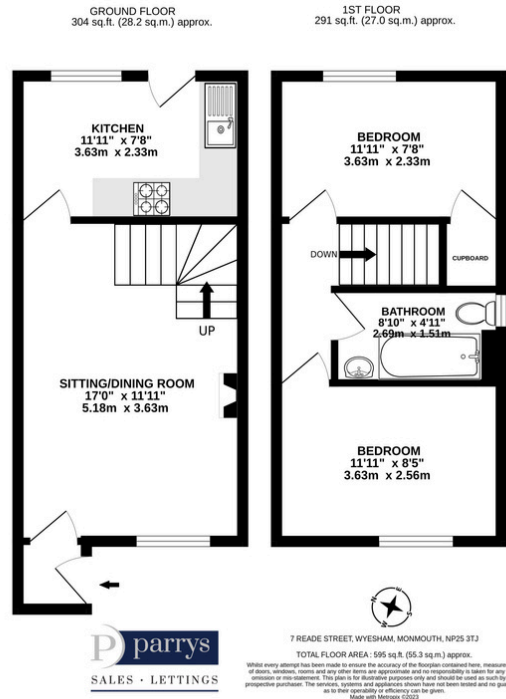
SERVICES

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

*Full fibre, Fibre to the cabinet and copper broadband *up to 76 Mbps download speed and up to 15 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 Telephone

02, good outdoor voice/data variable in home, EE, Three, and Vodafone good outdoor voice/data. Please make your own enquiries via: [https:// checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)



TENURE AND TITLE

Freehold. The registered title of the property number is WA753436 a copy is available from Parrys Rentals

LOCAL AUTHORITY

Monmouthshire County Council

PLANNING CONSENTS

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

FLOOD RISK

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

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 tenants when making a decision to view, proceed with the application for the occupation contract of a property.

GENERAL INFORMATION REGARDING RENTALS PARTICULARS

All measurements are approximate and quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these rental particulars must not be relied upon. Please note the Agent has not tested any apparatus, equipment, fixtures and fittings or services and, therefore, no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property.



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