



9 OAK GROVE

ROCKFIELD | MONMOUTH | MONMOUTHSHIRE | NP25 5PY

9 OakGrove

Situated in a popular residential area approximately 3 miles from the market town of Monmouth, a well presented, spacious three-bedroom semi-detached property.

- Light and airy open plan kitchen/dining/living room
- Enclosed front and rear garden
- Off-street parking

Rent (pcm): **£1100.00**

Deposit: **£1650.00**

EPC: **D**

Council Tax: **Band D**



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GROUND FLOOR

Enter through front door into the hallway with store cupboard and door to the dining room. From the dining room an archway leads into the living room with bay fronted window and feature wood burning stove set on a stone hearth. From the living room and accessible from the hallway is the kitchen which has been fitted with a range of base units and freestanding electric oven. From the kitchen the rear hallway has French doors to the outside and doors to the cloakroom and utility room

FIRST FLOOR

Stairs rise from the hallway to the landing where you find three bedrooms, one with a built-in cupboard, one with fitted shelf unit and hanging rails, and family bathroom with bath and overhead electric shower.

OUTSIDE

The home has a gated entrance to the front and rear. There is a lawned garden to the front, whilst the rear garden has a flagstone patio, lawned area and outbuilding.

LOCATION

Oak Grove is located approximately 3 miles from Monmouth town centre. Monmouth is a historic county town offering a variety of shopping facilities, with 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

Designated off street parking area. On street parking on a communal basis.





SERVICES

We understand that the property is connected to mains water, drainage, electric and has an oil-fired central heating system.

Broadband

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

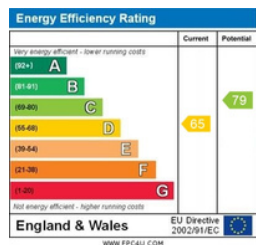
Mobile Telephone

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

ENERGY PERFORMANCE RATING D

To view the full EPC please visit:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3090-9077-0222-8104-1993>



COUNCIL TAX BANDING

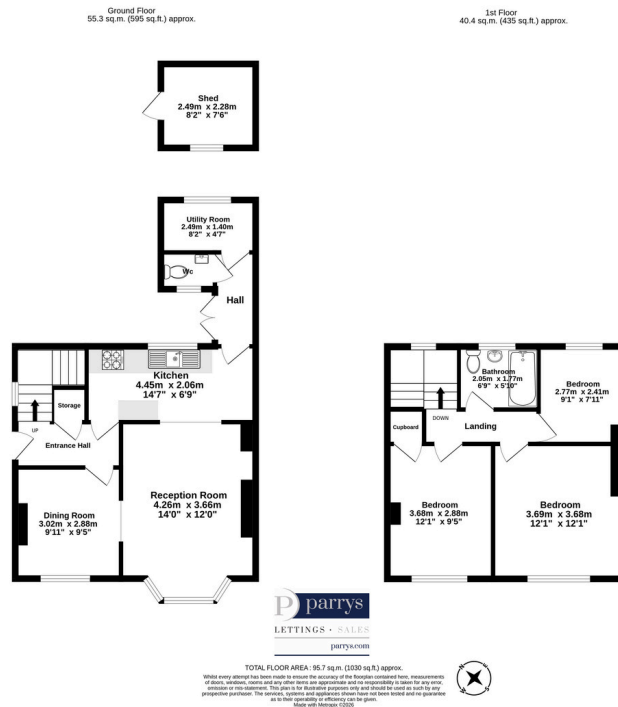
Please note the Council Tax banding was correct as at the date property was listed. All applicants should make their own enquiries.

LOCAL AUTHORITY

Monmouthshire County Council

PLANNING CONSENTS

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



TENURE AND TITLE

Freehold. The registered title of the property number is WA480243 a copy is available from Parrys Rentals

FLOOD RISK

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

DIRECTIONS

<https://what3words.com/beginning.area.reject> From Monmouth town centre take B42934 at roundabout take 2nd exit stay on B42934, turn right onto Cinderhill St/B4233, follow B4233 to through roundabout, turn right onto Rockfield Road B4233 and continue to follow, slight right onto B4347 turn right on to Oak Grove.

AGENT'S NOTES

Affordability criteria: Annual rent x 2.5

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.

GENERAL INFORMATION REGARDING RENTAL 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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