46 KINGS FEE

MONMOUTH | MONMOUTHSHIRE | NP25 5BW



parrys

WELCOME TO

46 KINGS FEE

Situated in a popular residential area of Monmouth, a well-presented three-bedroom end terrace house





Rent (pcm): £1,100 **Deposit: £1,650** **EPC: C** **Council Tax Band: D**

- Open plan kitchen/dining room
- Three bedrooms, principal bedroom with built-in wardrobe and cupboard
- Off-street parking
- Front and rear garden

THE PROPERTY

Enter this well-presented family home through the front porch, which opens into a hallway with a storage cupboard and cloakroom. From the hallway, a door leads into a bright living room overlooking the front garden. To the rear of the property is an open-plan kitchen and dining room. The contemporary kitchen features a range of base and wall units, an integrated electric oven and hob, space for under-counter appliances, and a breakfast bar. Stairs rise to the first-floor landing, where there is an airing cupboard housing the hot-water tank, three bedrooms and a family bathroom. The principal bedroom benefits from built-in cupboards and wardrobe space. The family bathroom comprises a bath with an overhead electric shower, a vanity wash-hand basin and a WC.

OUTSIDE

To the rear of the property is a low-maintenance garden comprising a flagstone patio, a raised decked area, a wooden shed and an outbuilding, together with an area providing off-street parking. To the front, a concrete pathway leads to the porch and is bordered by an open-plan lawn





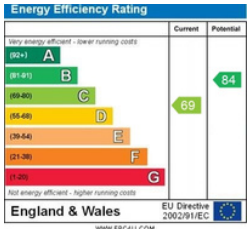
LOCATION

Monmouth is an attractive and historic county town offering a wide range of amenities. Well-known supermarkets sit alongside independent shops, other retailers and a weekly market. The area provides a good choice of educational establishments, ranging from primary schools to Monmouth Comprehensive School and the Haberdashers' Schools in Monmouth, including the preparatory school. A varied selection of dining options is available within an easy drive, including country pubs and more formal restaurants. Sporting facilities include golf at the Rolls of Monmouth Golf Club and rowing at Monmouth Rowing Club. The nearby A40 provides access to the M4, Cardiff and Bristol, while in the opposite direction it offers convenient links to Ross-on-Wye, the M50 and the Midlands. Mainline railway stations can also be found nearby.





INFORMATION



Watch the video tour here

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

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

Services: We understand that the property is connected to mains water, drainage, electricity and has a gas central heating system.

Broadband: Full fibre broadband up to 1600 Mbps download speed & up to 115 Mbps upload speed, subject to terms and conditions. Please make your own enquiries via: https:// www. openreach.com/fibre-broadband

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

Title: The registered title of the property number is WA948788 a copy is available from Parrys Rentals

Agent's Notes: 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. Please note that the property is currently occupied. The photographs used in the marketing were taken prior to the commencement of the current tenancy and may not reflect the property's present condition or contents.

Parking: Off-street parking to the rear of the home

Planning Consents: The agent is not aware of any planning applications which may affect the property.

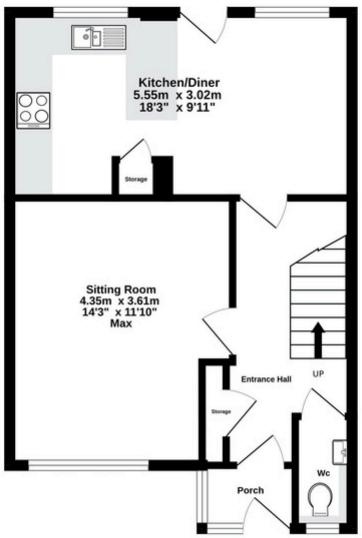
Flood Risk: Low risk of flooding from rivers, very low risk of flooding from surface water and small watercourses. Please make your own enquiries via Natural Resources Wales.

Directions: From Monmouth town centre, follow the B4293, after crossing over the river bridge, turn right, continue on B4233, turn left onto Wonastow Road, turn right into Kings Fee, next right and the property will be found on the right-hand side towards the end of the cul-de-sac.
What 3 Words: ///kitchens.cards.reprints

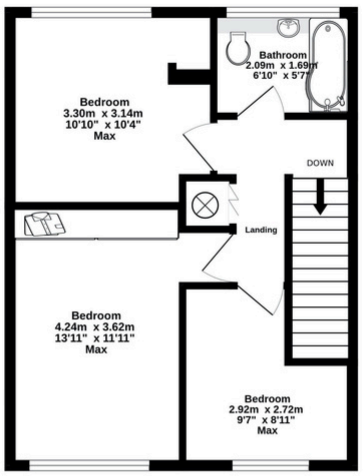
Digital Markets Competition and Consumers Act 2024 (DMCC ACT): The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys 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.

All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Parrys have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.
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Ground Floor
43.1 sq.m. (464 sq.ft.) approx.



1st Floor
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 83.7 sq.m. (901 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 as to their operability or efficiency can be given.
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