

**NOTES**

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THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NEIGHBOURHOOD, TOLERANCES AND RESERVANCE. ANY DISCREPANCIES TO BE COUNSIDERED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.

WHERE ANY ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO.

DO NOT SCALE FROM DRAWING. DIMENSIONS TO BE WORKED TO AT ALL TIMES.

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS.

**LEG**

- SITE BOUNDARY
- EXISTING WALLS
- NEW WALLS
- FLOOR FINISH
- FLOOR FINISH
- FIRE BLANKET
- HARDWIRED INTERLINKED HEAT DETECTOR
- HARDWIRED INTERLINKED SMOKE DETECTOR

NO.	DATE	REVISION

**PROPOSED**

**PROPOSED PLANS**

**GROUND & FIRST FLOOR**

Revision: / **761-P-010**

1:50 @ A3 13.11.2025

Drawn By: / Checked By: /

**010**  
**A** **PROPOSED GROUND FLOOR PLAN**  
SCALE 1:50 @ A3

**010**  
**B** **PROPOSED FIRST FLOOR PLAN**  
SCALE 1:50 @ A3

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**QUAD**



**59 Broadway, Newport, TF10 7TW**  
**£630 Per Week**

Take a look inside and you will find a modern and contemporary student house. Suitable for six students the property benefits from modern facilities in regards to kitchen and bathrooms, good living accommodation and a garden. The house has good parking and is also within walking distance of Newport town centre.

**Hall**

**Kitchen**

**Lounge**

**Bedroom One**

**Bedroom Two**

**Shower Room One**

**Shower Room Two**

**Bedroom Three**

**Bedroom Four**

**Bedroom Five**

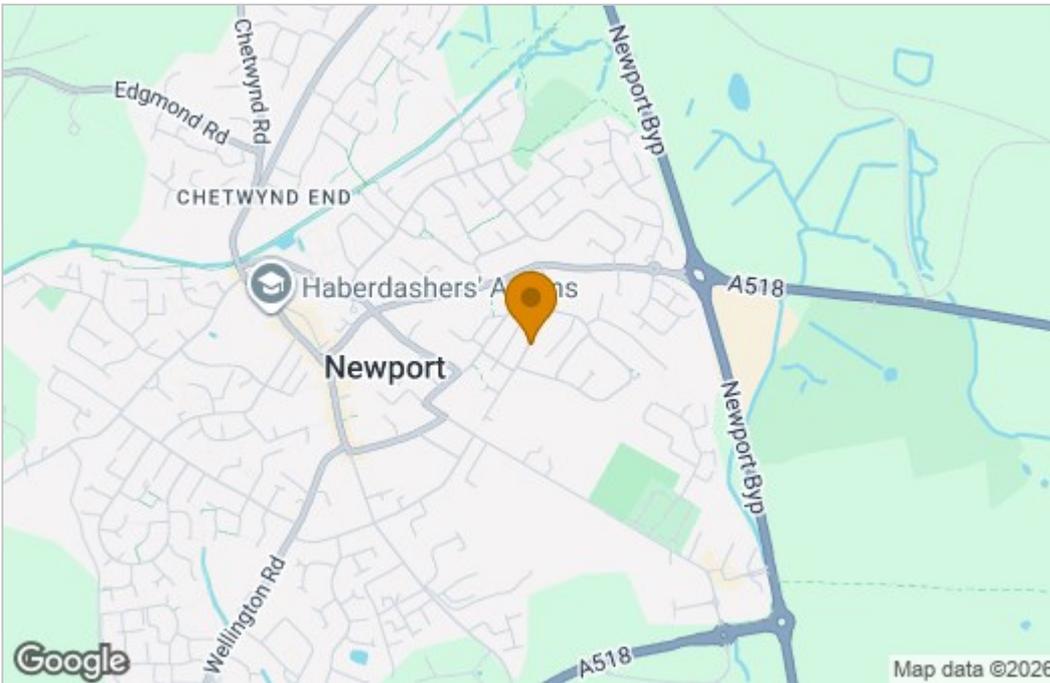
**Bedroom Six**

**Outside**

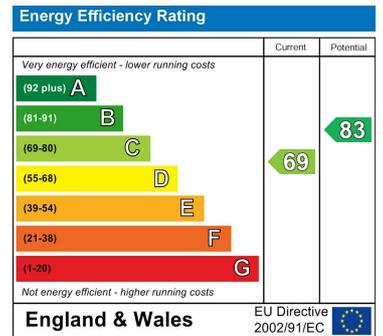
The property benefits from good off-road parking, a rear garden and is within walking distance of the town centre.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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