

3 VINE COTTAGES

BAKER STREET | ABERGAVENNY | MONMOUTHSHIRE | NP7 5BB



P) parrys

WELCOME TO 3 VINE COTTAGES

Situated in Abergavenny town centre, a one-bedroom detached bungalow with an enclosed garden, suitable for single occupancy.



Rent (pcm): £600

Deposit: £900

EPC: E

Council Tax Band: B

- Detached one bedroom bungalow in Abergavenny town centre
- Spacious kitchen/dining room
- Bedroom with ensuite bathroom
- Enclosed garden

THE PROPERTY

The property is approached through a gated entrance, enter through the front door into the spacious kitchen/dining room fitted with a range of contemporary style base and wall units with integrated appliances. The light, airy living room has large, glazed units and leads to the single bedroom with skylight and ensuite bathroom with bath, overhead shower, and pedestal hand basin.



OUTSIDE

The enclosed rear garden has been mainly laid to lawn with a shrub boarder, flagstone patio area, and cloakroom.



INFORMATION

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

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

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

Services: We understand that the property is connected to mains water (metered), drainage and electricity. The property has electric storage heaters.

Broadband: Full Fibre Broadband available up to 1600 Mbps download speed and up to 115 Mbs upload speed, subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three – good outdoor, variable in home. O2 and Vodafone – good outdoor. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA319051 – a copy of which is available from Parys Rentals.

Agent's Notes: Minimum term, available from 12 months Affordability criteria; annual rent x 2.5. Parys 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.

Parking: Parking does not fall within the registered title of the property and is on a communal basis.

Planning Consents: Parys Rentals are not aware of any planning applications which may affect the property. Please make your own enquiries via Monmouthshire.gov.

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

Directions: From Tudor Street, turn right onto Baker Street, take the first right and the property will be found on the left-hand side.

What 3 Words: ///tailed.awaited.lighters

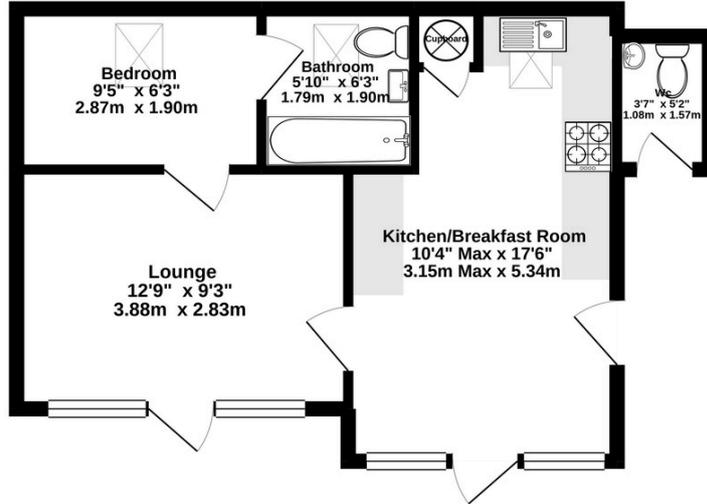
Location: The historic market town of Abergavenny offers a range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, theatre, cinema and local general hospital. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal for those who enjoy outdoor activities. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

Energy Efficiency Rating		Current	Potential
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Ground Floor
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 397 sq.ft. (36.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 availability or efficiency can be given.



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