



THE OLD SCHOOL

Usk, Monmouthshire NP15 1DF

- * Semi-detached two-bedroom house in village location
- * Lounge with wood burning stove
- * Front and rear gardens
- * EPC rating C
- * Deposit £1275.00
- * Council tax band E

£850 pcm



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Step Inside

Situated in the village of Llansoy, a delightful, charming semi-detached two-bedroom property. The property formed part of the old school, and in brief comprises, entrance hallway with cupboard housing oil boiler, door to the kitchen fitted with a range of contemporary base and wall units, freestanding electric oven with extractor over and dishwasher. The light, airy living room with vaulted ceiling has a large picture window providing beautiful countryside views and benefits from a wood burning stove. Two bedrooms and a spacious wet room complete the ground floor accommodation. Stairs to the first floor leading to the storage rooms with restricted height doors and gallery landing area. Sorry no pets. Minimum term 12 months. Affordability criteria annual rent x 2.5. Deposit £1275.00

Step Outside

To the outside the property is approached via a gated entrance to the gravel parking area and rear garden with outbuilding. A path leads to the front door and front garden which has been mainly laid to lawn with a range of picket fencing, mature hedge, and stone wall boundary with far reaching views of the surrounding countryside.

EPC rating C

To view the full EPC, please visit <https://find-energy-certificate.service.gov.uk/energy-certificate/7300-6519-3222-5328-0623>

Broadband and mobile

Broadband – standard broadband available in the area download speed 5 mbps, please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile – EE, (indoor & outdoor voice/data available) O2 (indoor voice available, data not available) Three, & Vodafone (indoor voice/data not available) – please visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council tax

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

Location

The Old School is approximately 4 miles from Raglan which offers a wide range of excellent amenities including a post office, hairdressers, butchers, public houses, petrol station, fish and chip shop, pharmacy, general store, primary school, doctor's surgery, and golf club. Convenient access to the A40 which links to the A449/A465 and in turn, to the M4/M5/M50 motorway networks.

The picturesque town of Usk is approximately 6 miles from the property and the larger towns of Abergavenny and Monmouth are approximately 13 miles, and 12.5 miles respectively. A main line railway station can be found in Abergavenny.

Services

We are advised that mains water, electricity, and private drainage are connected to the property. Oil-fired central heating system.

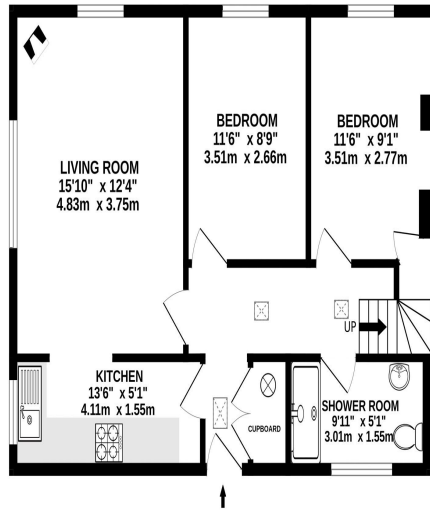
Agent's Notes

The open fireplace in the second bedroom is for decorative purposes only.

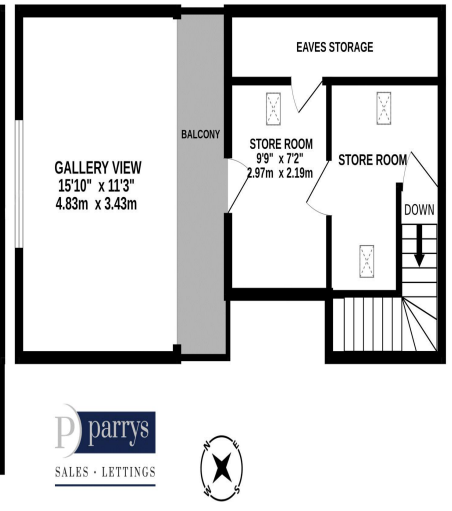
Directions

From the Hardwick Roundabout in Abergavenny take the A40 Monmouth dual carriage way for approx 7.5 miles, at the roundabout take the 3rd exit onto Raglan High Street, turn right onto Chepstow Road for approx 4.5 miles, turn left signposted Llansoy, the property will be found on the right hand side.

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.

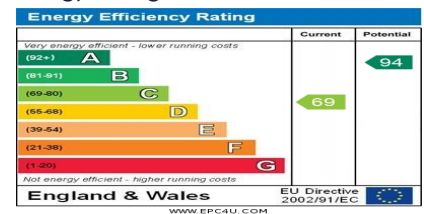


TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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. Made with Metropix 02024



Energy Rating



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