



I VINE COTTAGES

BAKER STREET | ABERGAVENNY | MONMOUTHSHIRE | NP7 5BB

I Vine Cottages

Situated within a short walk of Abergavenny town centre, a well-presented two-bedroom semi-detached cottage with two reception rooms and a single garage.

- Two reception rooms
- Enclosed rear garden
- Off-road parking and single garage

Rent (pcm): **£1,050.00**

Deposit: **£1,575.00**

EPC: **D**

Council Tax: **Band D**



1 Vine Cottages

STEP INSIDE

In brief the property comprises; entrance hallway with doors leading to the kitchen, second reception room/study, living room with French doors to the garden, and stairs to the first floor. The contemporary style kitchen has been fitted with a range of wall and base units and integrated appliances including an electric oven, hob, washing machine, dishwasher and fridge freezer. The stairs rise to the first-floor landing with storage cupboard, doors lead to the two bedrooms, the principal bedroom has the benefit of built in cupboards and the bathroom which has been fitted with a separate bath, shower cubicle, pedestal hand basin, w.c. and heated towel rail.

STEP OUTSIDE

The enclosed rear garden can be accessed through the gate, flagstone paths leading to the French doors and to the side door for the garage.

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 town has a leisure centre with indoor swimming pool and 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 a short distance away for beautiful walks. 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.

PARKING

A single garage is included with this property. Additional parking is available on the shared driveway to the rear, and communal parking at that the front of the property.

DIRECTIONS

From Tudor Street, take the turning into Baker Street, and take the next right turn, just behind the Plas Elyrch retirement village. Continue to the end of the road and you will find 3 Vine Cottages to your left.

What3words:

<https://what3words.com/implanted.purchaser.impeached>





COUNCIL TAX BANDING

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

ENERGY PERFORMANCE RATING

To view the full EPC please visit:
<https://find-energy-certificate.service.gov.uk/energy-certificate/6102-2627-5330-0538-3202>

LOCAL AUTHORITY

Monmouthshire County Council

TENURE

Freehold

SERVICES

We understand that the property is connected to mains electric, hot water cylinder and electric storage heating, mains waters (including water meter) and mains drainage.

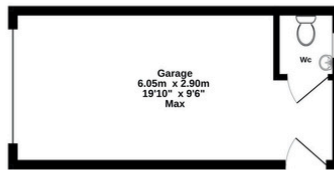
Broadband

FTTC and copper broadband available with maximum download speeds of 76Mbps and upload speeds of 15 Mbps, subject to providers terms and conditions. Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>

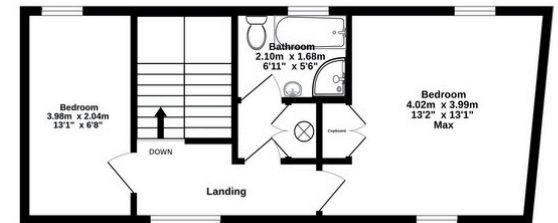
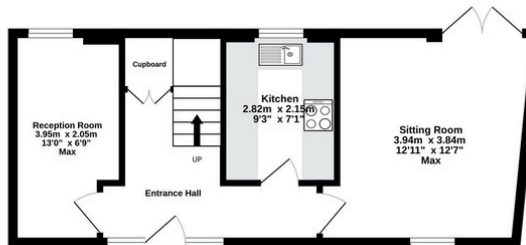
Mobile Telephone

Indoor voice: Three and O2 – Likely, EE and Vodafone – Limited.
 Indoor data: Three – Likely, EE, O2 and Vodafone – Limited.
 Outdoor voice and data: EE, Three, O2 and Vodafone – Likely.
 Please make your own enquiries via:
[via:https://checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

Ground Floor
 55.4 sq.m. (596 sq.ft.) approx.

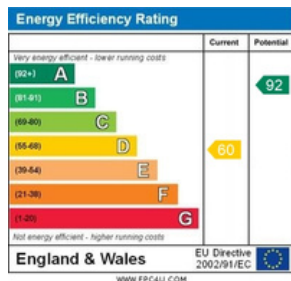


1st Floor
 38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA: 93.5 sq.m. (1006 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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AGENT'S NOTES

Minimum term 12 months, available immediately. Affordability criteria; annual rent x 2.5.

TITLE PLAN

The registered title of the property is number WA319051, a copy of the title register is available from Parrys Rentals.

PLANNING CONSENTS

Parrys Rentals are not aware of any planning applications that could affect this property. Please make your own enquiries via: <https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

FLOOD RISK

This property is at a very low risk of flooding from rivers, surface water and small watercourses. Please make your own enquiries: <https://flood-risk-maps.naturalresources.wales/>

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.



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