

29 RUSHEY MEADOW

MONMOUTH | MONMOUTHSHIRE | NP25 5BT



P parrys

WELCOME TO 29 RUSHEY MEADOW

A well-presented and newly refurbished three-bedroom semi-detached house in a popular residential area of Monmouth.



Rent (pcm): £1,150

Deposit: £1,725

EPC: C

Council Tax Band: D

- Three bedrooms
- Newly fitted kitchen and bathroom
- Off-street parking
- Principal bedroom with ensuite shower room

THE PROPERTY

Enter through the front door into the entrance hallway with doors to the cloakroom and living room. The living room has been decorated in a neutral tone, complimented with wood effect flooring, a feature fireplace and double doors which lead to the kitchen/dining room. The kitchen has been fitted with a range of contemporary style base and wall units with integrated oven and gas hob, and patio doors to decked and paved patio areas a perfect place for Alfresco dining.

From the living room stairs rise to the first-floor landing where you will find three bedrooms and family bathroom. The principal bedroom has the benefit of built-in wardrobes and an ensuite shower room.



OUTSIDE

The property is approached via a shared flagstone path, the front garden has been mainly laid to lawn, and the allocated parking space adjoins the property. A gated entrance leads to the rear garden which has been mainly laid to lawn with mature shrub borders and shed.



INFORMATION

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 buyers should make their own enquiries.

Services: We understand that the property is connected to mains gas, electricity, water and sewage.

Broadband: Full Fibre broadband with maximum download speeds of 1600Mbps available subject to providers terms and conditions. Please make your own enquiries via Openreach.

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

Title: The house is registered under Title Number WA925154 – a copy of which is available from Parrys Rentals.

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

Parking: Allocated parking falls within the registered title of the property. On-street parking is also available on a communal basis.

Planning Consents: The agent is 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 Monmouth town centre follow B4293 take the second exit off the roundabout and over the bridge. At the traffic lights turn right onto Cinderhill Road B4233 follow road turning right onto Rockfield Rd B4233, at the next roundabout take the first exit into Kingswood Road. Turn left into Patterson Way and slight left onto Rushey Meadow, follow the road to the end and the property will be found on the left-hand side.

What 3 Words: ///tinkle.embedded.commented

Location: Monmouth is a pretty and historic county town offering a variety of shopping facilities, with well-known supermarkets sitting alongside independent shops as well as other retailers and a weekly market. There is a good choice of education options within the area, from Primary Schools to the Haberdashers' Schools (and preparatory school) in Monmouth, as well as Monmouth Comprehensive school. There are many dining options within an easy drive, and these include country pubs and more formal restaurants. For the more energetic, there is a range of sporting facilities available including golf at Rolls of Monmouth Golf Club and rowing at Monmouth Rowing Club. The nearby A40 provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross on Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.

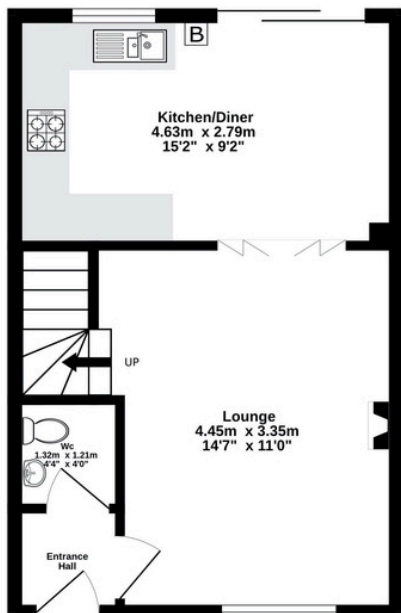
Energy Efficiency Rating		Current	Potential
(92-100)	A		89
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

England & Wales EU Directive 2002/91/EC

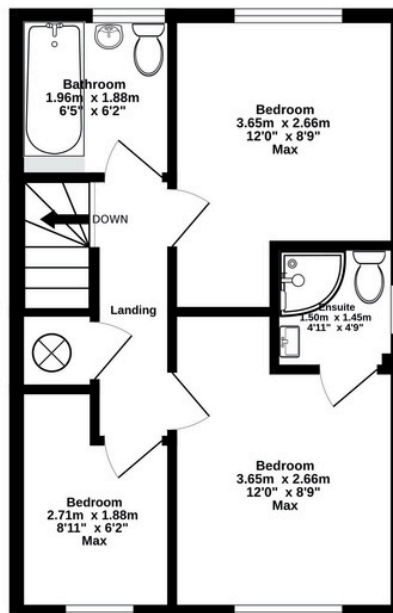
Watch the video tour here



Ground Floor
33.3 sq.m. (358 sq.ft.) approx.



1st Floor
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 66.7 sq.m. (718 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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