

THE POPLARS

GROSMONT | ABERGAVENNY | MONMOUTHSHIRE | NP7 8ET



P) parrys

WELCOME TO THE POPLARS

Situated in the village of Grosmont a well-presented double fronted family home. The spacious accommodation includes two receptions rooms with gas fires, a light and airy sunroom, parking and enclosed rear garden. Landlord prepared to consider up to a three year occupation contract.



Rent (pcm): £1500

Deposit: £2250

EPC: E

Council Tax Band: F

- Beautifully presented detached property
- Four bedrooms
- Three reception rooms
- Village location
- Enclosed rear garden

THE PROPERTY

The accommodation briefly comprises to the ground floor: entrance hallway with a door to the inner hall, to the left-hand side is the main living room with arch entrance, flagstone flooring, feature fireplace and door to the sunroom. From the inner hall a door to the right leads to the second spacious reception room with beamed ceiling and feature fireplace. A central door from the inner hall leads to the kitchen, utility room and cloakroom. The kitchen has been fitted with a good range of base and wall cupboards, and a Rangemaster cooker with extractor over.

To the first floor: spacious principal bedroom with front and rear aspects and en-suite shower room, second double bedroom with store cupboard, two single bedrooms and family bathroom with bath, separate shower cubicle, WC and handbasin.



OUTSIDE

To the rear is an enclosed garden which is mainly laid to lawn with a stone patio area accessed from the sunroom, mature trees, shrub borders, hedging and a wooden shed. A path from the patio leads to wrought iron gate to the front of the property and parking.



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: F. 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 an oil fired central heating system, the gas fires and cooker are serviced by bottled gas, mains electric, water and drainage.

Broadband: Superfast broadband available subject to providers terms and conditions, up to 76 Mbps download speed, upto 15 Mbps upload speed. Please make your own enquiries via Openreach.

Mobile: EE, Three, Vodafone and 02 - good outdoor. 02 and Vodafone - variable outdoors. Please make your own enquiries via Ofcom.

Title: The registered title of the property number is WA815663 a copy 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: Space for off road parking.

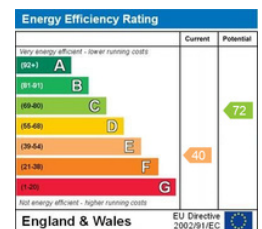
Planning Consents: The agent is not aware of any planning consents which may affect the dwelling. Please make your own enquiries via Powys Council.

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

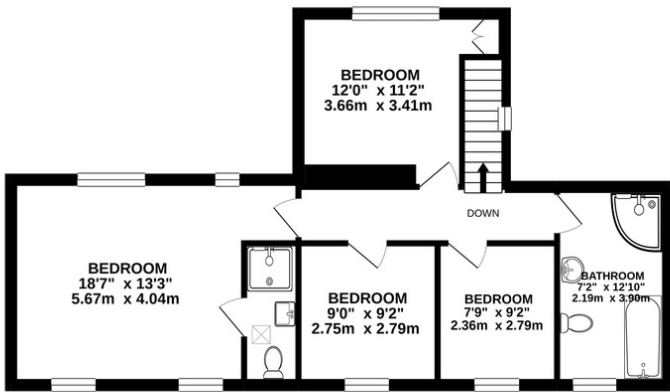
Directions: From Abergavenny take the A465 towards Hereford. Upon reaching the village of Llanvihangel Crucorney, take the right-hand turning signposted 'Grosmont'. Continue along this country road for a few miles and take another right-hand turning signposted 'Grosmont'. Continue down this lane and the property can be found on the right-hand side before the T-Junction.

What 3 Words: ///slamming.upwardly.halt

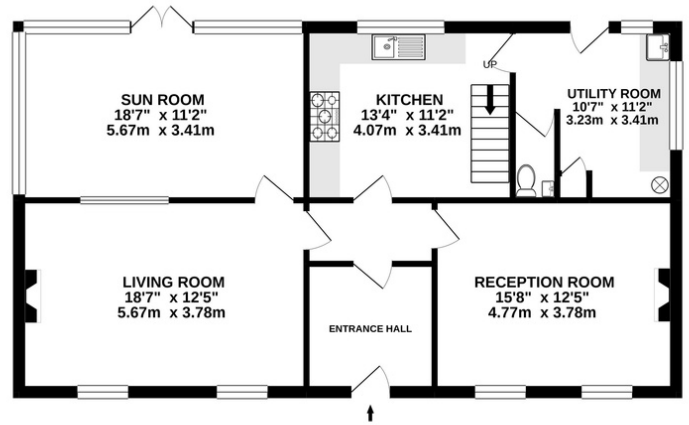
Location: Grosmont is a thriving village with local shop/post office and public house. Located in the centre of the village are the remains of the Norman castle. The property is located approximately 12 miles from Abergavenny, 14 miles from the city of Hereford and 12 miles from Monmouth, all of which have a wide range of amenities including shops, banks, schools, library, supermarkets, doctors, dentists, cafes and restaurants. Abergavenny has a theatre, cinema and leisure centre with swimming pool. There are mainline railway stations in Abergavenny and Hereford and access to main roads and motorways for commuting via the A40/A449 from both Abergavenny and Monmouth and via Hereford and the A465.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.



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Ahead of the curve