



Liscombe Street, Newport

£1,150 pcm

Three bedroom end terrace property to rent in Newport, close to local amenities and schools. The property comprises of a living room, dining room, kitchen, bathroom, three bedrooms, enclosed rear garden and a single garage. Added benefits include solar panels and an air source heat pump!

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garage | Garden |

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*******COMING SOON*******

Three bedroom, two reception room, end terrace property to rent in Newport, close to local amenities and schools. The property comprises of a living room, dining room, kitchen, bathroom, three bedrooms, enclosed rear garden and a single garage. Added benefits include recently added solar panels and an air source heat pump to help reduce your monthly bills. If you would like to register your interest in this property please contact Smart Let Wales.

Council Tax Band: B (Newport)

Deposit: £1,150

Holding Deposit: £265.38

Parking options: Garage

Garden details: Rear Garden

Electricity supply: Mains, Solar

Heating: ASHP

Water supply: Mains

Sewerage: Mains

Living room

w: 3.42m x l: 4.08m (w: 11' 3" x l: 13' 5")

Papered ceiling, smooth plastered walls, wood effect vinyl flooring, radiator, double glazed window to front

Dining

w: 3.49m x l: 3.66m (w: 11' 5" x l: 12')

Smooth plaster to ceiling, papered walls, wood effect vinyl flooring, radiator, double glazed window to side, feature fireplace

Kitchen

w: 1.64m x l: 3.87m (w: 5' 5" x l: 12' 8")

Smooth plaster to ceiling and walls (tiles above worktop), tiled floor, UPVC door to rear garden. Range of floor and wall mounted kitchen units with worktop, single bowl sink, extractor hood

Bathroom

w: 2.73m x l: 2.67m (w: 8' 11" x l: 8' 9")

Smooth plaster to ceiling and walls (tiled around wet areas), tiled floor, radiator, double glazed window to rear. White bathroom suite comprising of W.C, hand basin and full bath with overhead shower

Bedroom 1

w: 2.21m x l: 3.93m (w: 7' 3" x l: 12' 11")

Papered ceiling, smooth plaster walls, carpet, radiator, double glazed window to rear

Bedroom 2

w: 3.07m x l: 4m (w: 10' 1" x l: 13' 1")

Papered ceiling, smooth plaster walls, carpet, radiator, double glazed window to front, built in storage units

Bedroom 3

w: 1.97m x l: 2.25m (w: 6' 6" x l: 7' 5")

Papered ceiling, smooth plaster walls, carpet, radiator, double glazed window to front

Garden

Enclosed, south facing patio garden with access to the garage and side entrance gate.

Garage

Single garage with up and over door and side access via the garden.

Please note

No smokers, No Pets

Affordability criteria for this property is 34,5000 per annum, otherwise a



Guarantor will be required.
Holding fee of one weeks rent
The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement, or fail to take reasonable steps to enter a tenancy agreement.
On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.
Bond £1150
COUNCIL TAX BAND = B (Newport)
EPC - An EPC has been commissioned on this property as the current one has expired. The previous EPC had a band E rating however the property has had solar panels and an air source heat pump fitted, so the new rating is expected to be higher.





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.