



Brigantine Way, Newport

£1,100 pcm

****Must be seen****

This deceptively large three bedroom town house is situated close to local amenities and schools and has great transport links. It comprises of a lounge/diner, modern kitchen, W.C, three double bedrooms (one with separate dressing room), two bathrooms, rear garden and parking.

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Viewing Highly Recommended

****Must be seen****

This deceptively large three bedroom town house is situated close to local amenities and schools and has great transport links to the M4. Set over three floors it comprises of a lounge/diner, modern kitchen, downstairs W.C, three double bedrooms (one with separate dressing room), two bathrooms, low maintenance rear garden and off street parking.

Viewing is highly recommend so please contact Smart Let Wales.

Council Tax Band: E (Newport)

Deposit: £1,100

Parking options: Driveway

Garden details: Rear Garden



Entrance hall

w: 1.09m x l: 3.88m (w: 3' 7" x l: 12' 9")

Smooth plastered ceiling and walls, wood effect laminate flooring, radiator, composite part glazed door to front, built in storage cupboard.

WC

w: 0.08m x l: 1.85m (w: 3" x l: 6' 1")

Smooth plastered ceiling and walls, tiled floor, radiator, UPVC double glazed window to front, low level W.C and washbasin.

Kitchen

w: 1.92m x l: 3.88m (w: 6' 4" x l: 12' 9")

Smooth plastered ceiling and walls (tiled above worktops), tiled floor, radiator, UPVC double glazed window to front.

Range of wall and floor units with worktops, integrated gas hob and electric oven, overhead extractor, 1 1/2 bowl stainless steel sink.



Lounge/diner

w: 4.06m x l: 4.95m (w: 13' 4" x l: 16' 3")

Smooth plastered ceiling and walls with papered feature wall, wood effect laminate flooring, radiator two UPVC double glazed windows either side of UPVC double glazed French Windows to rear, feature fireplace with electric fire and built in storage cupboard.

Bedroom 1

w: 4.07m x l: 2.85m (w: 13' 4" x l: 9' 4")

Smooth plastered ceiling and walls, carpet radiator, two UPVC double glazed windows to front.

Bedroom 2

w: 4.07m x l: 3.02m (w: 13' 4" x l: 9' 11")

Smooth plastered ceiling and walls, carpet radiator, UPVC double glazed window to rear



Bathroom

w: 1.95m x l: 1.91m (w: 6' 5" x l: 6' 3")

Smooth plastered ceiling and part tiled walls, tiled floor, chrome ladder style radiator, UPVC double glazed window to side.

Bathroom suite comprises of a full bath with overhead shower, washbasin in a vanity unit and low level W.C

Bedroom 3

w: 4.06m x l: 3.94m (w: 13' 4" x l: 12' 11")

Smooth plastered ceiling and walls with papered feature wall, carpet, radiator, UPVC double glazed window to front, built in storage cupboard and attached dressing room.

Bathroom 2

w: 2.06m x l: 1.21m (w: 6' 9" x l: 4')

Smooth plastered ceiling and walls, tiled floor, chrome ladder style radiator, wood framed double glazed Velux window.

Bathroom suite includes a large shower cubicle with overhead shower, washbasin in vanity unit and low level W.C



Rear Garden

Fully enclosed garden with a small area of patio, an area laid to lawn and a large area of raised decking.

Please note

No smokers, Pets maybe considered
Affordability criteria for this property is £33,000 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.

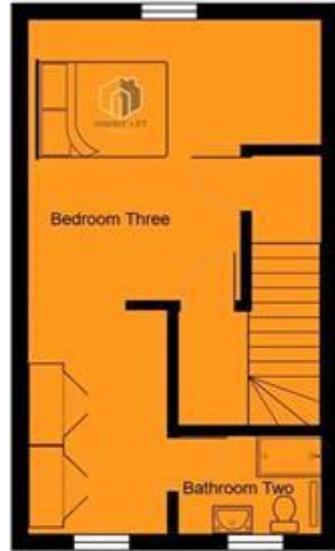
On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.

Bond £1100

COUNCIL TAX BAND = E (Newport)

EPC band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	88
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.