

MICHAEL SKIDMORE

ESTATE AGENTS

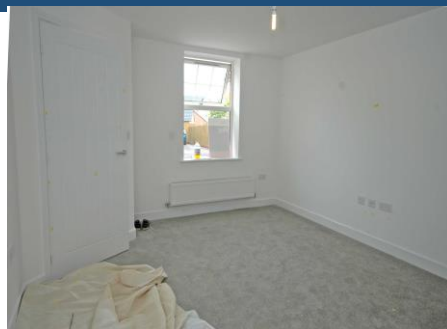


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15 Ternata Drive
King's Wood Estate, Monmouth NP25 5UZ

Monthly Rental Of £750



A NEWLY CONSTRUCTED AND WELL INSULATED SEMI DETACHED, THREE BEDROOMED HOUSE BUILT TO AN IMPRESSIVE SPECIFICATION, INCLUDING GAS CENTRAL HEATING, DOUBLE GLAZING AND A GARAGE.



Particulars.

Monmouth is an old market town which is famous for its education system, the majority of which is considered to be within walking distance of the property (approximately 20 minutes). The site consists of two, three and four bedroomed houses and is being constructed in the lea of King's Wood which is a wooded hill overlooking the town. The properties have a conventional appearance about them and this particular property, which is being constructed by Taylor Wimpey, provides the following accommodation:-

The property is located on an ongoing development which is located on the popular western side of the town. It has ease of access to the main shops and also the A40, the latter giving access to other linking motorways to South Wales and the industrial Midlands.

GROUND FLOOR

ENTRANCE HALL, double glazed panelled door into:

HALLWAY, staircase off to first floor and doorway to:

FRONT LOUNGE 13' 9" x 12' 1" (4.19m x 3.68m) overall, with radiator, telephone point, TV aerial socket and doorway through to:

INNER HALL, with tiled floor and access off to built-in understairs storage cupboard with tiled floor, powerpoint. Opposite there is:

CLOAKROOM with white suite comprising low flush wc, pedestal wash basin, radiator, extraction fan.

REAR KITCHEN/DINER 15' 6" x 9' 5" (4.72m x 2.87m) equipped with a white range of kitchen units with satin chrome fittings arranged in a U formation with space for both a washing machine and dishwasher or fridge. Built-in Electrolux oven with matching four ringed gas hob set against the stainless steel splash back. Matching range of floor cupboards with a satin chrome cooker hood. The work surfaces are of block Oak type with an inset one and a half bowl stainless steel sink. Contained within one of the cabinets is a Logic Combi ESPI35 combination boiler. Pair of uPVC doors giving access to the rear patio. Tiled floor.

FIRST FLOOR

LANDING, with radiator.

FRONT BEDROOM ONE 9' 8" x 9' 2" (2.94m x 2.79m), with radiator, entrance recess, built-in double wardrobe, TV point, access off to:

ENSUITE SHOWER ROOM, with tiled floor, white suite comprising pedestal wash basin, close coupled low flush wc and shower cubicle with chromium plated folding door supplied by Aqualisa shower. Attractively tiled walls. Shaver socket.

BATHROOM, with a tiled floor and attractive tiled walls. Close coupled low flush wc, pedestal wash basin and panelled bath with shower screen and with thermostatic shower over. Electric shaver socket. Radiator.

REAR BEDROOM TWO 10' 9" x 8' 7" (3.27m x 2.61m), with built-in double wardrobe, radiator. Distant views to Kings Wood.

REAR BEDROOM THREE 11' 6" x 6' 7" (3.50m x 2.01m) overall, with similar outlook and radiator.

OUTSIDE: To the outside of the property there is a driveway which gives access to a DETACHED GARAGE 19' 5 x 9' 2 with electrical supply. The simply maintained garden lies to the rear of the property and is enclosed by a close boarded fence. Undoubtedly a feature of the development is the extensive use of shrubs and trees which have been planted to enhance the environment.

SERVICES: All mains services including gas which supplies the central heating system.

TENANCY AND TERMS: The property is available on an Assured Shorthold Tenancy for a minimum period of 6 months and thereafter on a monthly basis. The tenant will be responsible for paying fees on the following basis. Upon application and the Landlord's broad acceptance (subject to references) to proceed, the tenant will pay, the sum of £144 (inclusive of VAT) and £36 (inclusive of VAT) per additional adult, for obtaining references, credit checks, the provision of the legal documentation and the inventory/schedule of condition. Should a Guarantor be required there will be a charge of £36 (inclusive of VAT) to carry out the necessary references etc. 50% of these fees will be returned if the references and credit checks are not acceptable and Landlord decides not to proceed. The total sum is non-refundable if the applicants decide to withdraw. The tenants will be responsible for paying one month rent in advance, the council tax, together will all services. In addition the Agents will require a bond of £750 from the tenant to be held against any damage to the premises/fixtures and fittings, fair wear and tear accepted and will be returned minus any deductions at the completion of the tenancy. The Landlord would prefer Tenants who are in employment, are non-smokers and who have no pets.

LOCAL AUTHORITY: Monmouthshire County Council.

COUNCIL TAX BAND: TBA.

POSTCODE: NP25 5UZ.

DIRECTIONS: Because this is a new development, there is a lack of road signs and for this reason we are prepared to meet potential tenants at a convenient location and then escort them to the site of the house.

VIEWING: Strictly by prior appointment with the Agents.

Energy Performance Certificate



15, Ternata Drive, MONMOUTH, NP25 5UZ

Dwelling type: Semi-detached house
Date of assessment: 05 April 2017
Date of certificate: 05 April 2017

Reference number: 8006-6754-7939-5707-4433
Type of assessment: SAP, new dwelling
Total floor area: 79 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

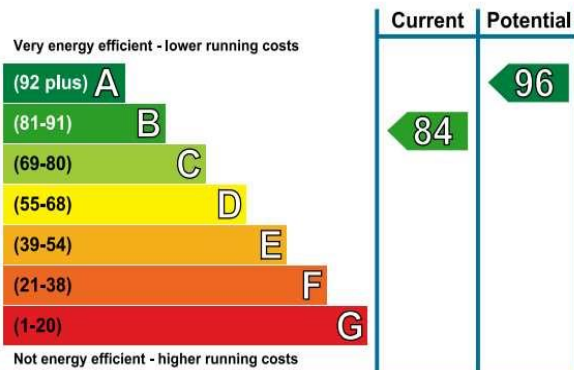
Estimated energy costs of dwelling for 3 years:	£ 993
Over 3 years you could save	£ 99

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 579 over 3 years	£ 579 over 3 years	
Hot Water	£ 249 over 3 years	£ 150 over 3 years	
Totals	£ 993	£ 894	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

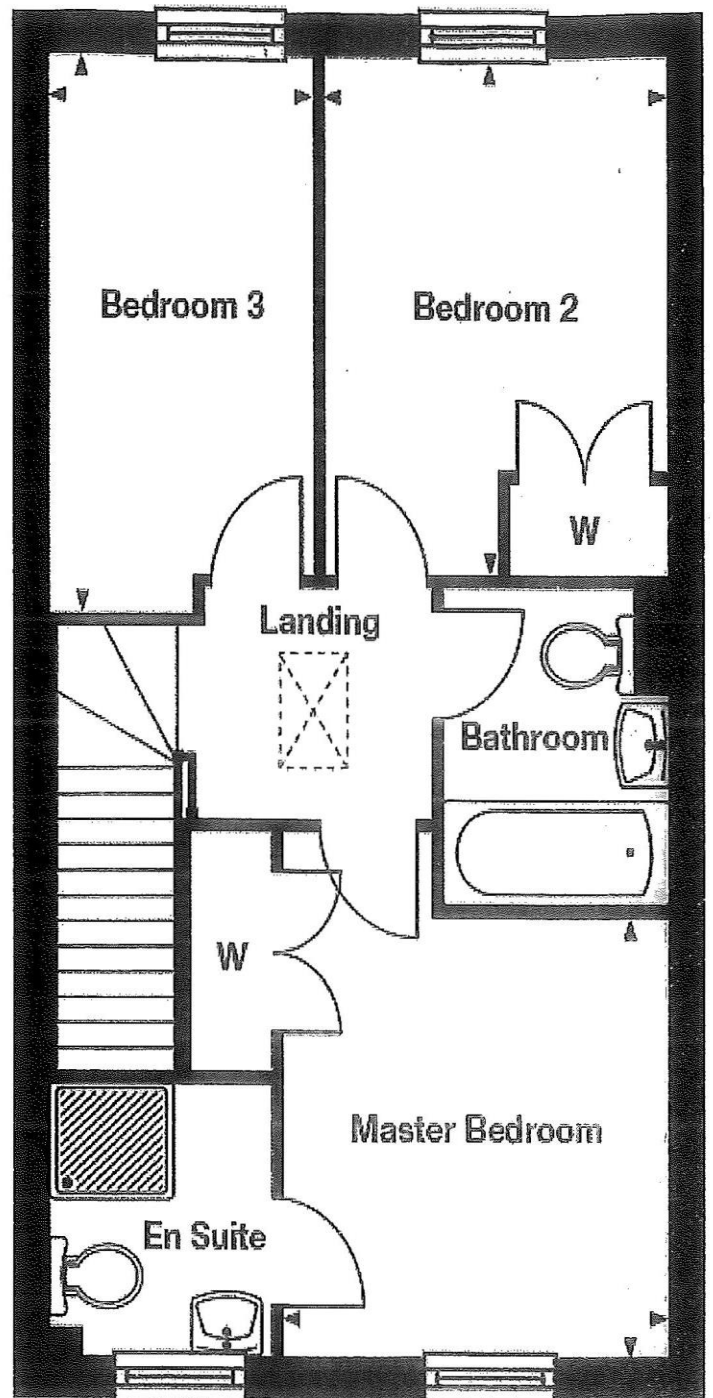
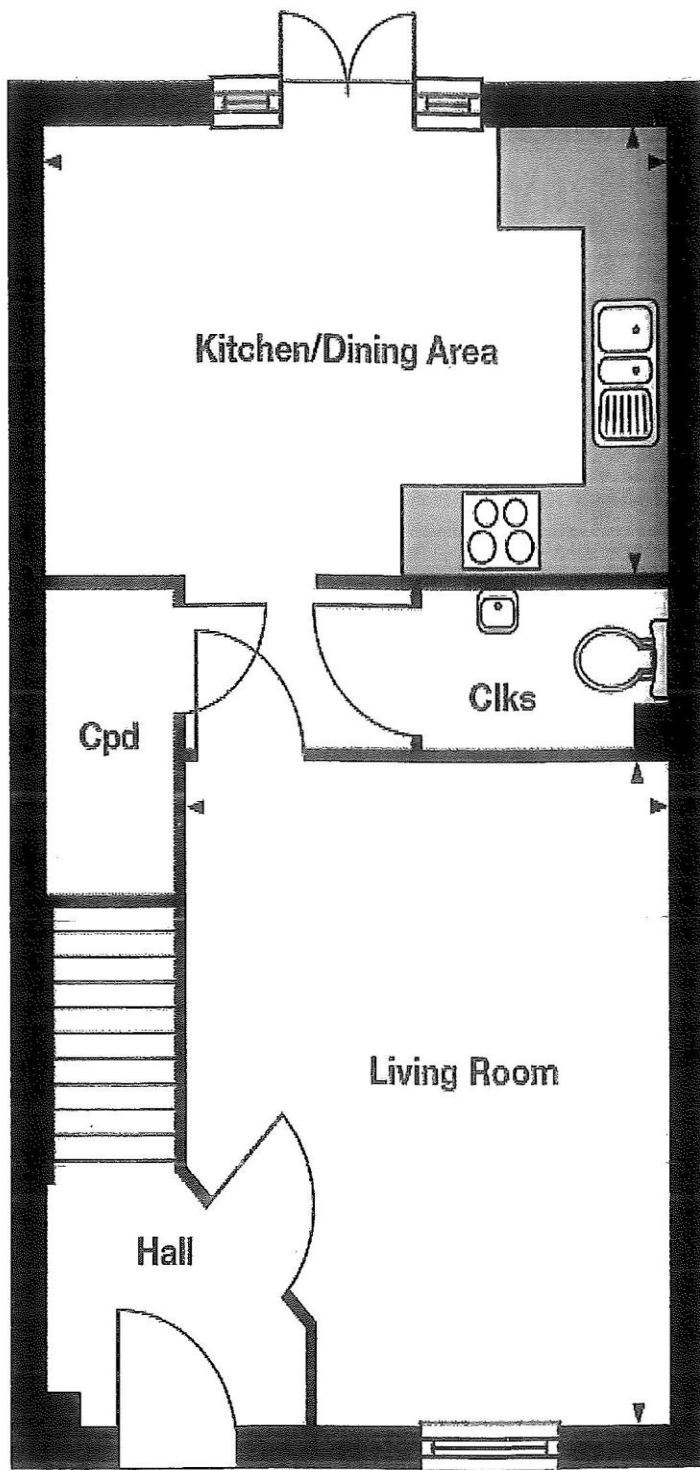
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 99
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 861



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may, however, be available by separate negotiation. A wide angle camera may have been used for some of the images. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All measurements are approximate.