

Luscombe & Co

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Dehavilland Road

, Rogerstone, Newport, NP10 9PS

EPC Rating: B

Rental £1,250 pcm

3 bedroom House available Now

Unit 56, Enterprise Way, Newport, NP20 2AQ
info@luscombeandco.com

01633 265222

Opening Times

Mon 09.00 - 16.00; Tues 09.00 - 16.00
Wed 09.00 - 16.00; Thurs 09.00 - 16.00
Fri 09.00 - 16.00; Sat Closed; Sun Closed

* Unfurnished

Situation

Luscombe & Co are pleased to present this exceptionally well-presented semi-detached 3 bedroom house situated on Jubilee Park, in the much-desired location of Rogerstone. The property itself is located on a new sought-after development in the catchment for great schools including Bassaleg Comprehensive. It has great links to the M4 motorway and is close to local amenities such as supermarkets and Rogerstone train station. You also have excellent road links for commuters. The accommodation comprises an entrance hall, cloakroom/WC, open plan living room/dining room with French doors leading to the rear patio area, and garden, a modern fitted kitchen with built-in appliances, three bedrooms with the two double bedrooms benefiting from built in wardrobes, and a family bathroom. The property further benefits from Upvc double glazing, off-road parking, and an enclosed rear garden with a patio area. Monthly Rent £1250 Holding Deposit - £287 (Equivalent to one weeks rent) Security Deposit/Bond - £1350 Council Tax Band - D EPC Rating - B Heating Type - Gas central heating

Accommodation

All measurements are approximate.

Further Information

The deposit required is £1,350

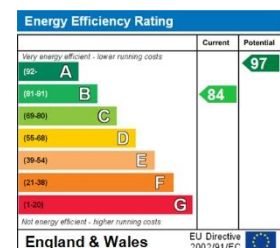
The landlord has requested to include All furniture is gifted to the tenants. If the furniture requires any repair or replacement during the tenancy then this would be the tenant's responsibility.

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

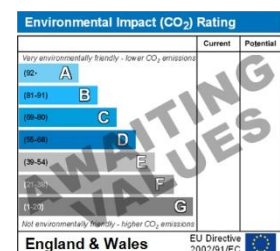
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment. The lower the rating the more environmentally friendly the home is and the lower the carbon footprint will be.

Property Ref: inst-4621

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Luscombe & Co, 2025. Luscombe & Co Registered in Wales No. 7482970