



Anson Green

, Newport, NP19 9GN

EPC Rating: C

Rental £1,100 pcm

3 bedroom House available 11 September 2026

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 3 Bedroom House situated on Anson Green in Newport. The property is set in a quiet area, benefiting from quick and easy road links leading onto the M4 for Cardiff and Bristol and to local amenities such as the nearby retail park. Property comprises of a hallway leading to all your ground floor rooms and up to the first floor via the staircase. Straight ahead you have the living room, a well presented space and the room features large patio french doors for natural light and has an open archway leading into the kitchen. Large modern kitchen with breakfast bar, built in electric oven with gas hob and extractor. Dining area with under stairs cupboard. Two large double bedrooms, master bedroom has built in mirrored wardrobes. Third bedroom is a spacious single bedroom. Family bathroom with fully tiled shower cubicle, basin with vanity underneath and W/C. Large enclosed garden to the rear with patio area and steps leading to lawned area. Property can be part-furnished or unfurnished. Monthly rent £1100 Holding deposit £252 Deposit/Bond £1300 Council tax band - B EPC rating - C Heating type - Gas central heating

Accommodation

All measurements are approximate.

Further Information

The deposit required is £1,300

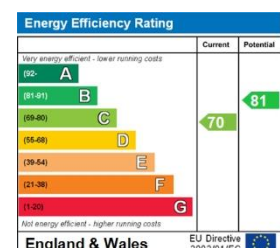
The landlord has requested to include Tenants are not permitted use of the small shed to rear of the garden, this will be locked and a key left with Luscombe & Co. , The Fridge/Freezer, Tumble Dryer and Washing Machine appliances are gifted to the tenants. If the appliances requires any repair or replacement during the tenancy then this would be the tenant's responsibility. If the tenants choose to replace the appliances with their own then they can take this with them if when they were to vacate. If the appliances are in good working order at the end of the tenancy then the appliances must remain at the property., During the first 12 months of the tenancy there will be 3 property inspections carried out.

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

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
Creation Date: 15/07/2026

Property Ref: inst-4936

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, 2026. Luscombe & Co Registered in Wales No. 7482970