DIRECTIONS

MAINTENANCE AND SERVICE CHARGE

TENURE -

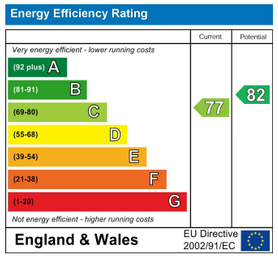
You are recommended to have this verified by your legal advisors at your earliest convenience.

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



WALNUT TREE HOUSE, 17 LAWRENCE CRESCENT, CAERWENT, CALDICOT, NP26 5NS

6 3 2 C

£1,750 PCM

Sales: 01291 629292
E: sales@thinkmoon.co.uk

* Spacious Detached Family Home * Layout over three floors * Separate Living Room * Bright open plan Fitted Kitchen Dining Room with Conservatory space * Utility Room * Ground floor Cloakroom * Six Bedrooms * FIRST FLOOR * Large Main Bedroom, with Dressing Room, Fitted Wardrobes and Ensuite Bathroom * Two Further Bedrooms and Jack and Jill Bathroom * SECOND FLOOR * Two Double Bedrooms * Further Family Room or Bedroom * Family Bathroom * Gas Heating * Driveway Parking at Front * Garage * Enclosed Rear Garden with Lawns and Large Patio Area * Landlord ideally wants a longer term occupancy * Available Now *

Monthly Rent: £1750.00
Deposit: £2625.00
Holding Deposit: £403.00
Building Materials: Brick/Cavity