



18a Somerset Road, Newport. NP19 7FZ
£120,000
Tenure Freehold

- **GENEROUS GROUND FLOOR FLAT**
- **POPULAR CONVENIENT AREA**
- **ENCLOSED LEVEL GARDEN**
- **ONE/TWO BEDROOMS**
- **ONE/TWO RECEPTION ROOMS**
- **KITCHEN AND BATHROOM**
- **NICE ORIGINAL FEATURES**
- **CLOSE TO ALL AMENITIES**
- **UNUSUAL FREEHOLD FLAT**
- **MUST BE VIEWED**

Great space in this ground floor flat with high ceilings and character features. Used currently one bedroom accommodation it could easily convert to two bedrooms if required.

Close to shops, bus routes on Caerleon Road the well presented forecourted property also has a level enclosed garden with sitting area and lawn. Accommodation is currently laid out as an entrance hall, a lounge with bay window and cornicework, a dining room with storage, a double bedroom again with cornice, a galley style kitchen in white, a lobby and a bathroom. Outside to the rear is an enclosed garden with exclusive use (great for pets).

Gas central heating is via a combi boiler and the property is fully double glazed.

Freehold. Council Tax Band B. EPC D65.

Services:

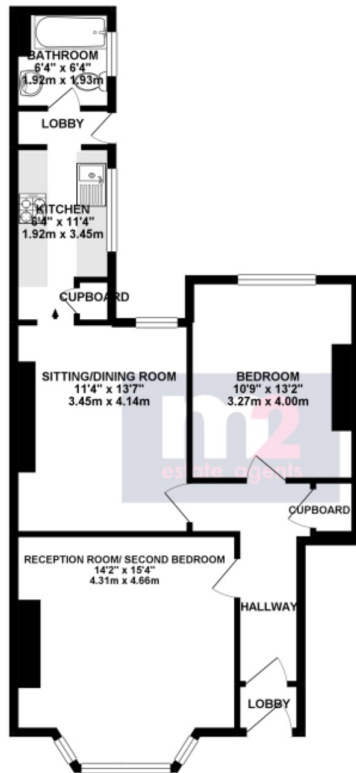
All mains services

Council Tax Band:

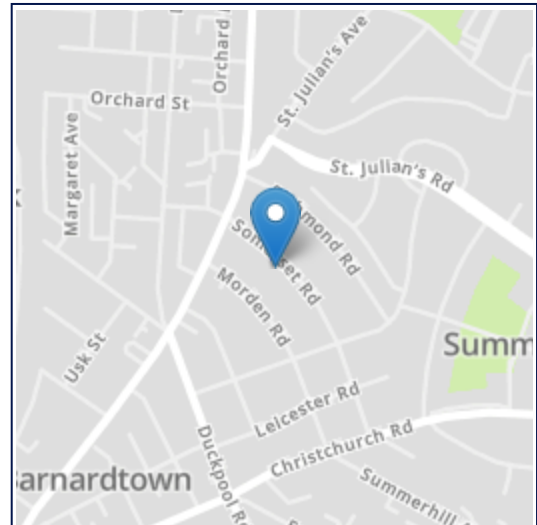
Tax Band B. Newport C.C.



GROUND FLOOR 714.94 sq. ft.
(66.42 sq. m.)



TOTAL FLOOR AREA: 714.94 sq. ft. (66.42 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	65	72
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (18a Somerset Road, Newport, NP19 7FZ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____