



Polecat Rise | | Newport | PO30 2GZ

£1,195 Per month



**Merriebank**  
LETTINGS

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Newport | PO30 2GZ  
£1,195 Per month

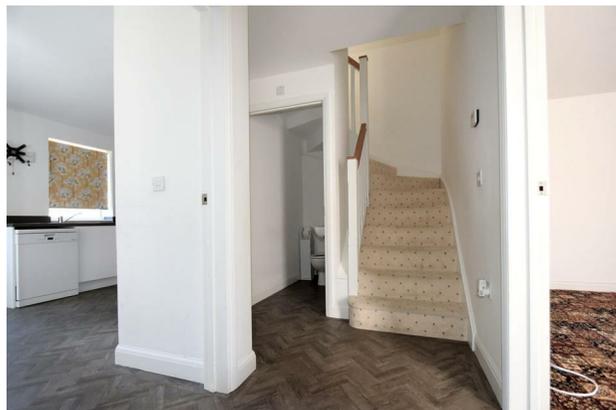
Newly built in 2020, an unfurnished, semi-detached three-bedroom house is available to rent in Newport. This modern David Wilson home offers well-designed accommodation, including three good-sized bedrooms, a separate lounge, a kitchen diner, a downstairs W/C, a family bathroom, and a private garden.

The property benefits from UPVC double glazing and central heating throughout. Additional features include built-in storage, a dishwasher, a built-in fridge freezer, allocated off-road parking for 2 cars, and a good-sized private garden with a shed. Pet Friendly.

Situated on Polecat Rise, the property is very close to Newport town centre, Newport bus station, the hospital, supermarkets including Asda, countryside walks, and all local amenities, making it a convenient and central location.

- 3 spacious bedrooms
- Separate lounge area
- Family bathroom
- Off-road parking for 2
- Close to town centre
- Modern kitchen diner
- Downstairs W/C
- Private garden with shed
- Pet friendly home
- Near bus station and hospital

Council Tax Band C | EPC Rating B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	