



Eureka Place , Ebbw Vale, NP23 6LG
£390 pcm | Available Now | 1 bedroom



- **Furnished**
- **House share**
- **Bills Included**
- **Fully Furnished**
- **Gas & electric**
- **EPC Rating G**

****SINGLE ROOM IN A SHARED HOUSE** ALL BILLS INCLUDED **FURNISHED** AVAILABLE NOW****

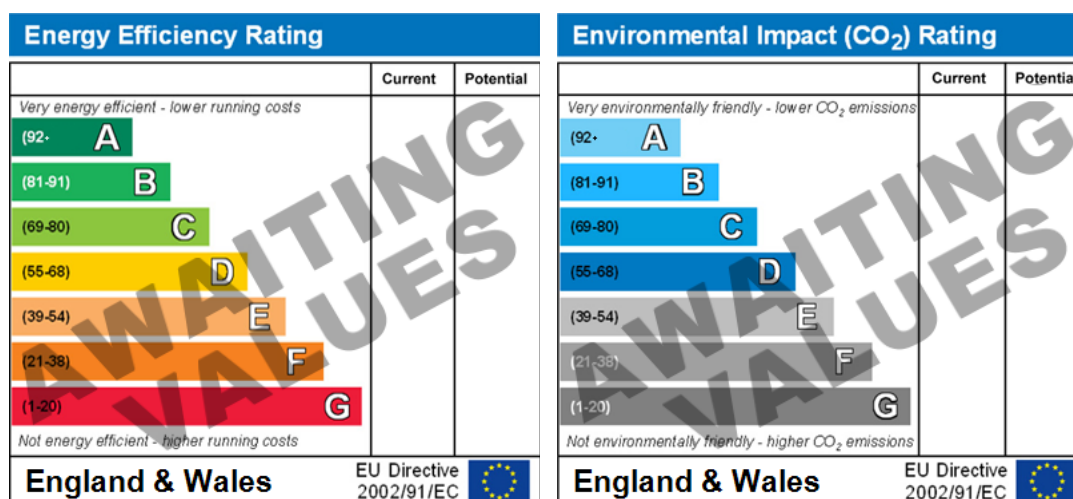
James Douglas are delighted to offer this single room in a shared house. The house is spread over three floors and comprises of five other bedrooms, all currently occupied by professionals, a large open plan kitchen / living room and a shared bathrooms one the 1st floor and in the basement. The room itself is fully furnished to a high standard with a single bed, wardrobe, drawers and bedside table.

Rent: £400

Deposit: £500

Holding Deposit: £91

EPC: D



Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

If you wish to rent a property as a company tenant, there is a £300 application fee.