



**Eureka Place , Ebbw Vale , NP23 6LG**  
**£380 pcm | Available Now | 1 bedroom**



- **Furnished**
- **On Street Permit Parking**
- **House share**
- **Close to local amenities**
- **Double Bedroom**
- **Bills Included**
- **EPC Rating G**

**\*\*DOUBLE BEDROOM IN A SHARED HOUSE\*\* AVAILABLE 2ND OF JUNE \*\* FULLY FURNISHED \*\* BILLS INCLUDED \*\***

James Douglas are delighted to offer this double room in a professional shared house in Ebbw Vale. The property is in a fantastic location being only a few minutes walk from the town centre and transport links. The property is shared with five other bedrooms all currently occupied by professionals. The house has a shared kitchen, lounge area along with two bathrooms and also has a well sized enclosed rear garden. On street parking available and all bills included.

**Key Details**

Monthly Rent: £380.00

Deposit - £480.00

Holding Deposit - £87.00

EPC - D

Council Tax Band: B

Building Materials: Unknown

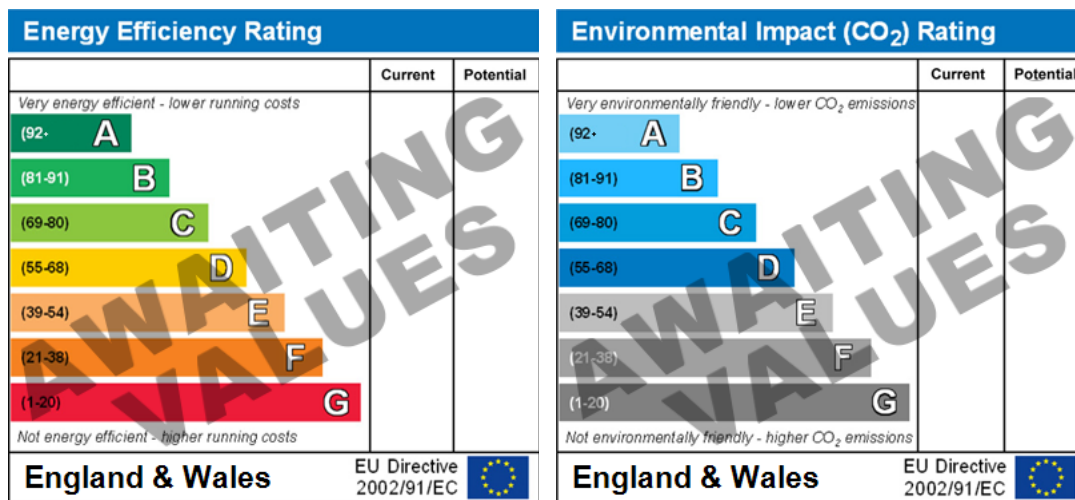
Sewerage Supply: Mains Sewerage

Broadband Coverage: Openreach - Standard and superfast speeds available

Mobile Coverage: Some data coverage issues with the provider O2

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if it is metered or unmetered



**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.**