



**Eureka Place , Ebbw Vale, NP23 6LG**  
**£450 pcm | Available Now | 1 bedroom**



- **Furnished**
- **House share**
- **Fully Furnished**
- **Fantastic Location**
- **Double Bedroom**
- **EPC Rating G**

**\*\*DOUBLE BEDROOM IN A SHARED HOUSE\*\* AVAILABLE 1st OF NOVEMBER\*\* FULLY FURNISHED\*\* BILLS INCLUDED\*\***

James Douglas are delighted to offer the doubled bedroom in a shared house on Eureka Place. The double room is on the first floor and come fully furnished with a bed & mattress, wardrobe, set of drawers and a TV. The Room also has a private en-suite with a shower. There is a communal kitchen and garden that are shared with 5 other rooms.

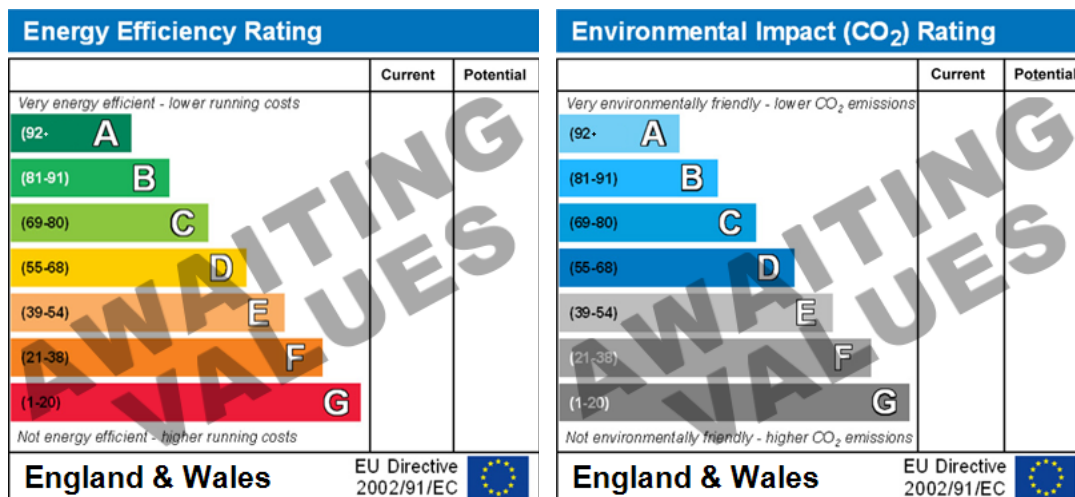
Rent: £425

Deposit: £525

Holding Deposit: £97

Council Tax Band: B

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.**