



Heol Senni , Bettws , Newport , NP20 7GH
£1,250 pcm | Available Now | 3 bedroom



- **Unfurnished**
- **FOUR BEDROOMS**
- **Allocated Parking**
- **En-Suite Bathroom to Master**
- **Large lounge**
- **EPC Rating C**

****3 BEDROOMS** OFF ROAD PARKING** AVAILABLE NOW ** AVAILABLE WITH NO DEPOSIT OPTION****

James Douglas are delighted to offer this fantastic 3 bedroom unfurnished property to rent. The property is in a fantastic location in Heol Senni, Bettws with links to the M4 just a short drive from the property and just 2.2 miles from Newport City Center. The property boasts 2 double bedrooms, 1 comfortable single room, 2 bathrooms, modern kitchen & reception room. The property also boasts a rear garden and off road parking.

Monthly Rent: £1250

Deposit: £1400

Holding Deposit: £287

EPC Rating: TBC

Council Tax Band: D

Building Materials: Brick

Sewerage Supply: Ask agent

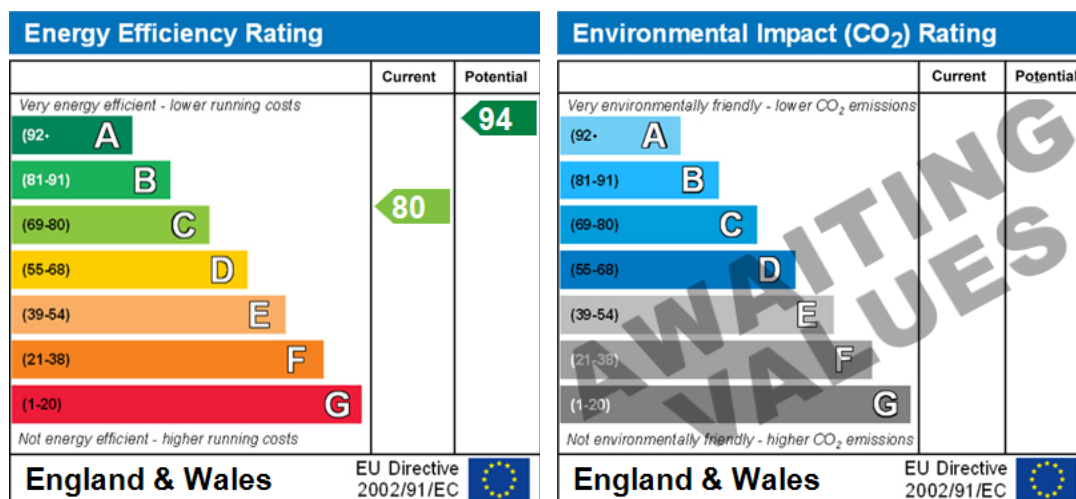
Broadband Coverage(Internet is NOT included in the rent): Virgin Media & Openreach is the suggested provider with up to 1800Mbps download speed and 220 Mbps upload speed

Mobile Coverage: No known issues, 5G is predicted to be available in this area with some known providers

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask Agent

Parking Status: Off road parking



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.