



**Coldra Road , Newport, NP20 4FF**  
**£1,200 pcm | Available 09 June 2025 | 3 bedroom**



- **Furnished**
- **Fantastic Location**
- **Enclosed Rear Garden**
- **Close to local amenities**
- **On Street Parking**
- **Great Transport Links**
- **EPC Rating G**

## **\*\*3 BEDROOMS\*\*UNFURNISHED\*\*AVAILABLE NOW\*\***

James Douglas are delighted to offer this fantastic 3 bedroom terraced house to rent. The property is in a fantastic location close to plenty of local ammeneties and only a short walk from public transport links. The property itself consists of 2 double bedrooms, 1 single bedroom, a living room and open plan kitchen diner. It also boast a raised decking area at the rear over the property overseeing the private garden. On street parking is also available at the property.

### Key Details

Monthly Rent: £1200.00

Deposit: £1300.00

Holding Deposit: £275.00

EPC Rating: C

Council Tax Band: C

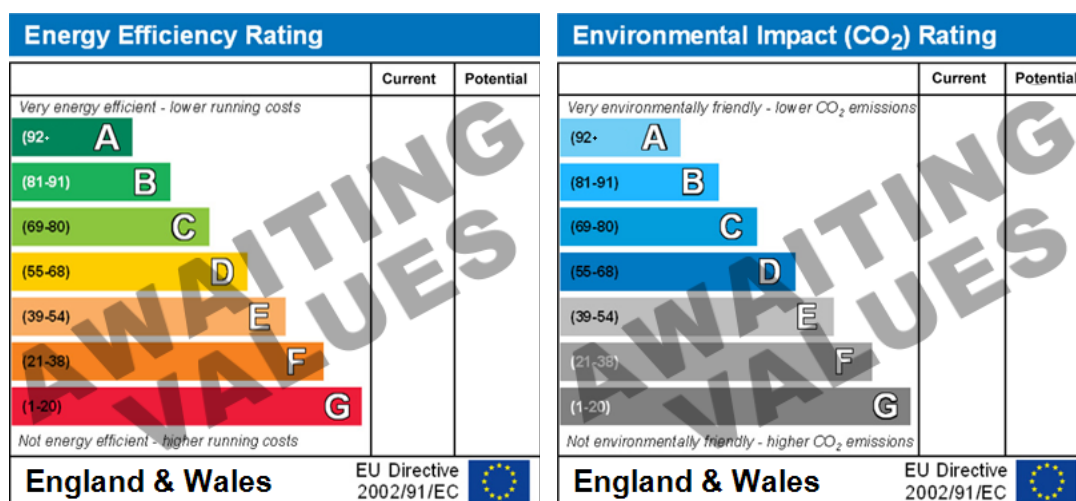
Building Materials: Brick

Sewerage Supply: MAINS

Broadband Coverage: Openreach and Virgin media are the suggested providers with download speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps

Mobile Coverage: 5G is predicted to be available around the location with all major providers being available

Utility Supplies: Electrical supply & gas central heating



### 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.**