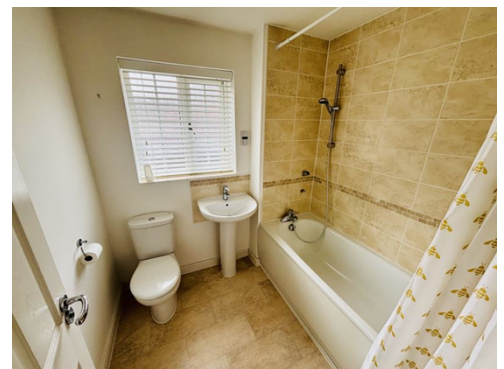




Milfraen View , NP23 4GB
£1,000 pcm | Available Now | 3 bedroom



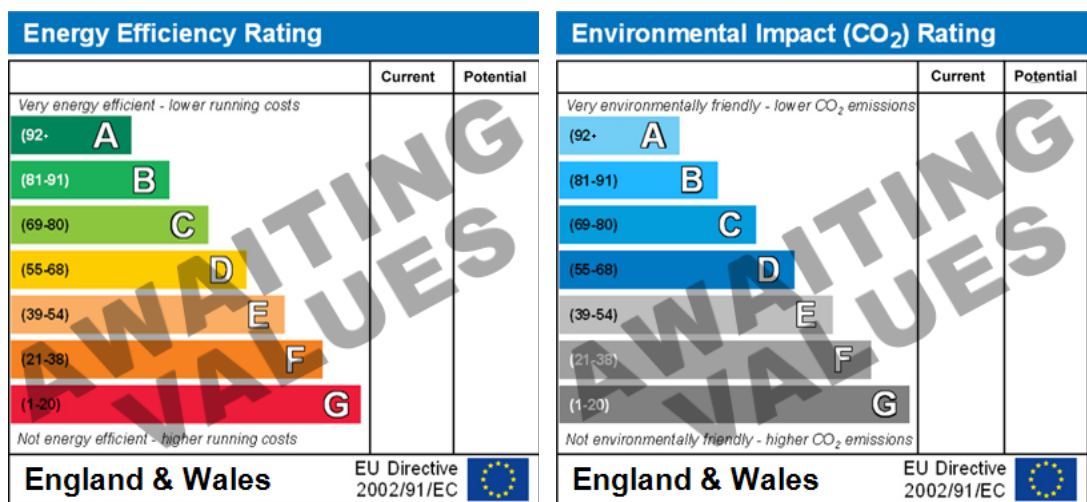
- **Furnished**
- **Detached Garage**
- **Three Bedrooms**
- **Three Bathrooms**
- **Unfurnished**
- **Off-Road Parking for Multiple Vehicles**
- **EPC Rating G**

****THREE BEDROOM DETACHED HOUSE**AVAILABLE NOW**UNFURNISHED**DRIVEWAY & GARAGE****

James Douglas are delighted to offer this fantastic three bedroom detached house on Milfraen View. The property is in a fantastic location in a lovely quiet cul-de-sac and only a short drive from plenty of local amenities and with easy access routes to the Heads of The Valleys Road. The property itself comprises of a good sized kitchen, downstairs toilet and a large living room. On the first floor you will find two double bedrooms, one with en-suite, one single bedroom and a family bathroom with bath and shower. The property further benefits from a good sized rear garden, a garage and a driveway big enough for 2-3 cars.

Key Details

Monthly Rent: £1,000
Deposit: £1,100
Holding Deposit: £229
EPC Rating: C
Council Tax Band: D
Sewerage Supply: Mains Sewerage
Utility Supplies: Electrical supply & gas central heating
Parking Status: Garage & Driveway
Flood Risk - Very Low Risk



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.