



Liswerry road , Newport, NP19 4LJ
£1,300 pcm | Available 14 July 2025 | 3 bedroom



- **Unfurnished**
- **Modern Kitchen**
- **Modern Throughout**
- **Off Road Parking**
- **Open Plan**
- **Additional Attic Room**
- **EPC Rating G**

****3 BEDROOMS**UNFURNISHED**AVAILABLE NOW**FANTASTIC LOCATION****

James Douglas are delighted to offer this fantastic 3 bedroom detached house to rent. The property is in a fantastic location, close to plenty of local amenities and a short walk to Newport retail park and lots of other local amenities. On entering the property, we are welcomed into the hallway which leads off to an impressive open plan lounge/diner, a stylish fitted kitchen/breakfast room and adjoining wet room. Stairs lead up to the landing where there are three bedrooms (2 double, 1 single) and family bathroom then, upstairs again, the attic room providing additional living space. The property also benefits from a large rear garden and an off road driveway aswell as offering on street parking.

Key Details

Monthly Rent: £1300.00

Deposit: £1400.00

Holding Deposit: £298.00

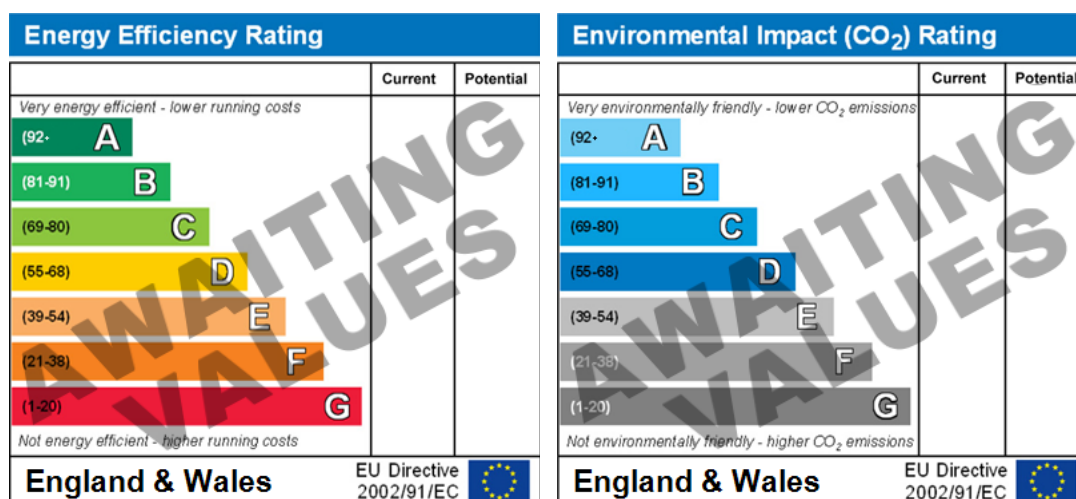
EPC Rating: E

Council Tax Band: D

Building Materials: Brick

Sewerage Supply: Ask Agent

Broadband Coverage(Internet is NOT included unless otherwise stated in the description) : openreach & virgin media are the suggested providers with download speeds up to 1000 mbps and upload speeds of up to 100 mbps



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.