James Douglas
SALES AND LETTINGS

TO LET

33 Maindee Parade , Newport, NP19 8FJ

£460 pcm | Available 12 November 2026 | 1 bedroom











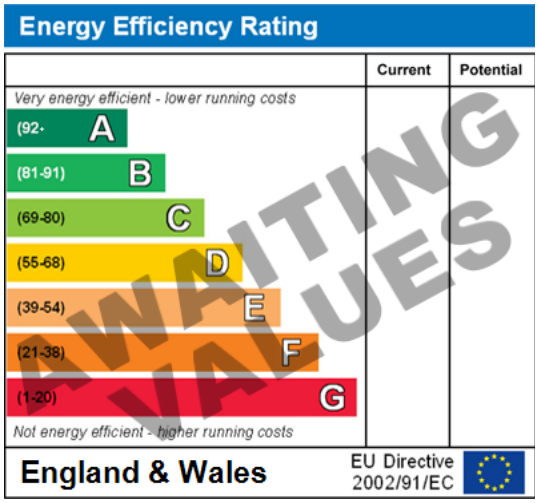


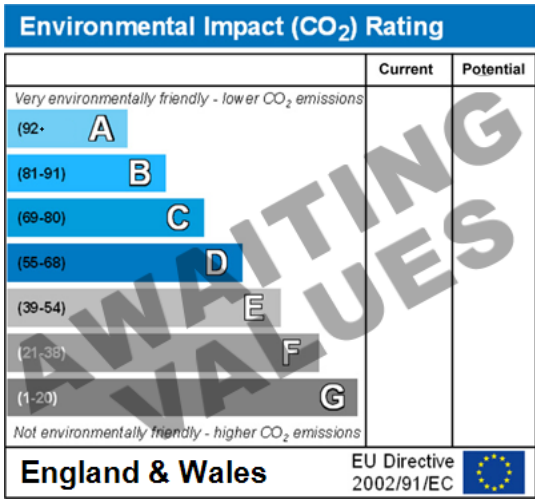
- Furnished
-
- EPC Rating G

James Douglas Sales & Lettings, 7 Baneswell Road, , , NP20 4BP
01633212666

James Douglas are delighted to offer this double room in a 4 bed house share to rent. The property is available immediately and is located in the NP19 area, just a short walk from Newport City Centre. The room is furnished with a double bed + mattress, bedside table, fridge, worktop with a cupboard as well as a built in wardrobe. The kitchen is shared with 3 other tenants and is fitted with oven and hob, microwave, fridge freezer and washing machine. The lounge is also shared as well as the bathroom which comprises of W/C and bath with overhead shower. There is a communal garden to the rear of the property. All bills are included which are electric, gas, water, council tax, broadband and television license. A landlord reference will be needed however if this cannot be provided a guarantor would be sufficient. The other rooms are currently occupied with working professionals.

Monthly Rent: £460
Deposit: £560
Holding Deposit: £105
EPC Rating; C
Building Materials: Brick
Sewerage Supply: Mains
Broadband Coverage: Speeds of up to 7000 Mbps
Mobile Coverage: No known issues
Utility Supplies: Electrical supply & gas central heating
Water Supply: TBC
Parking Status: On Street PERMIT





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.