



Fair View, Blackwood

£1,400 pcm

A recently refurbished five bedroom house spread over three floors, comprising of a large living room, kitchen/dining room, utility room, W.C, large modern bathroom, and five bedrooms. The property also benefits from a large decked garden and a double garage.

01495239686

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To view this property please contact Smart Let Wales.

Council Tax Band: B (Caerphilly)

Deposit: £1,400

Holding Deposit: £323.07

Parking options: Garage

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Living room

w: 5.25m x l: 6.43m (w: 17' 3" x l: 21' 1")

Smooth plastered ceiling and walls, wood effect laminate flooring, under floor heating, two UPVC double glazed windows to front.

Kitchen/diner

w: 5.5m x l: 2.57m (w: 18' 1" x l: 8' 5")

Smooth plastered ceiling and walls (tiled around splashbacks), wood effect laminate flooring, under floor heating, UPVC double glazed patio doors to garden.

Range of wall and floor units with wood effect worktops. Integrated electric hob and oven, integrated fridge/freezer, extractor hood and stainless steel sink.

Utility

w: 1.44m x l: 1.47m (w: 4' 9" x l: 4' 10")

Smooth plastered ceiling and walls (tiled around splashbacks), wood effect laminate flooring, under floor heating, UPVC double glazed

Bedroom 1

w: 5.46m x l: 3.16m (w: 17' 11" x l: 10' 4")

Smooth plastered ceiling and walls, carpet, radiator, two UPVC double glazed bay windows to front

Bedroom 2

w: 3.48m x l: 3.03m (w: 11' 5" x l: 9' 11")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to rear

Bathroom

w: 2.86m x l: 2.71m (w: 9' 5" x l: 8' 11")

Smooth plastered ceiling and part tiled walls, tiled floor, radiator, UPVC double glazed window to rear.

Bathroom suite includes a full bath with mixer tap shower, vanity unit sink and low level W.C

Bedroom 3

w: 2.65m x l: 3.19m (w: 8' 8" x l: 10' 6")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to front.

Bedroom 4

w: 2.65m x l: 3.19m (w: 8' 8" x l: 10' 6")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to front.

Dressing Room

w: 3.55m x l: 2.99m (w: 11' 8" x l: 9' 10")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed Velux window.

Please note

PLEASE NOTE

No smokers, pets may be considered.



Affordability criteria for this property is £42,000 per annum, otherwise a Guarantor will be required.

Holding fee of one weeks rent

The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement, or fail to take reasonable steps to enter a tenancy agreement.

On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.

Bond £1400

COUNCIL TAX BAND = B (Caerphilly)

EPC band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.