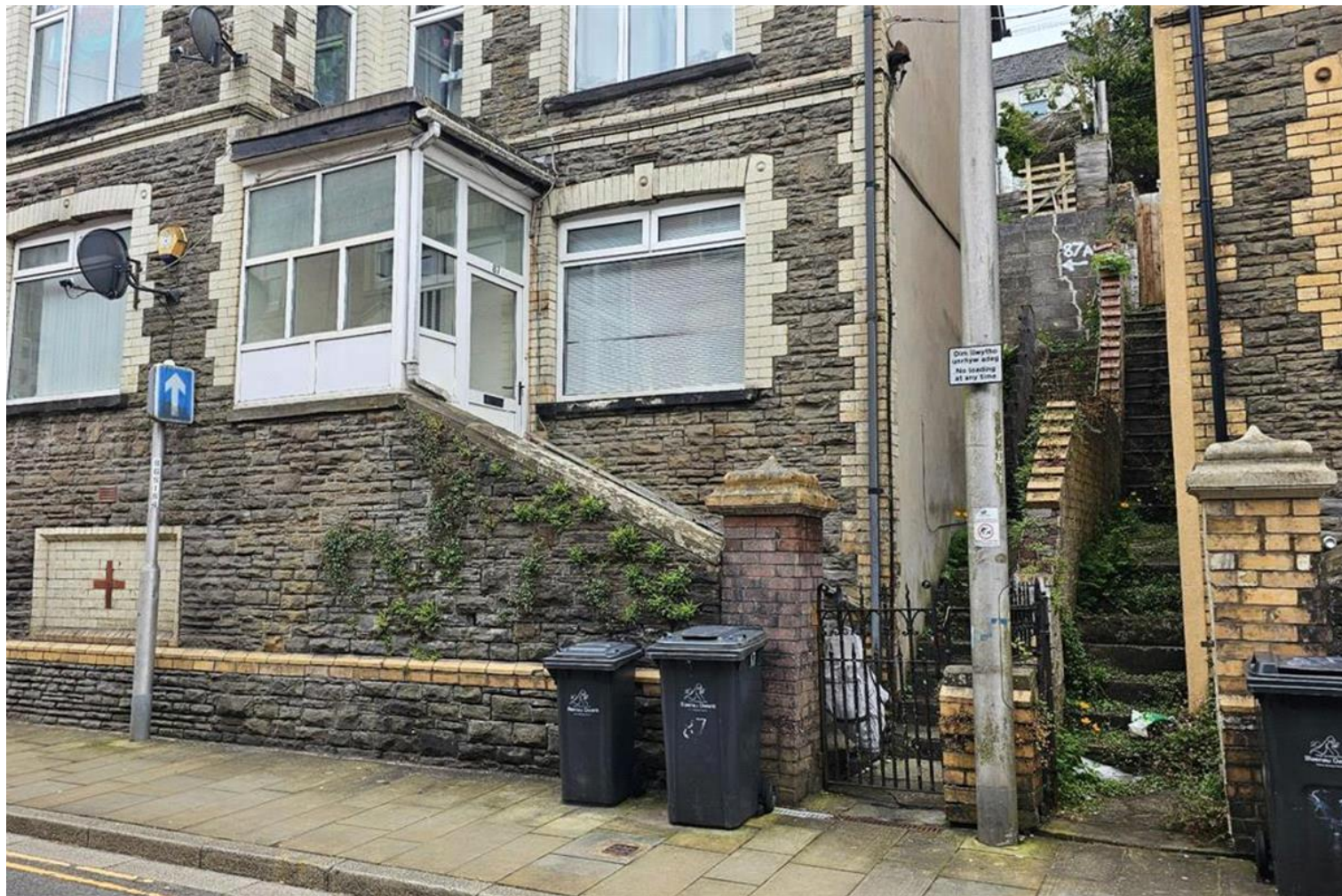




Bethcar Street, Ebbw Vale

£700 pcm

Situated close to the heart of Ebbw Vale close to all local amenities, this ground floor flat comprises of a large lounge, kitchen, one bedroom plus a separate study/nursery, shower room and separate W.C. Please note this property does not have any outside space.

Double Glazing | Fitted Kitchen |

01495239686

info@smartletwales.co.uk

*******Available Now*******

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Council Tax Band: A (BGCBC)

Deposit: £700

Holding Deposit: £161.53

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Accessibility measures: Not suitable for wheelchair users

Lounge

w: 3.55m x l: 4.21m (w: 11' 8" x l: 13' 10")

Smooth plastered ceiling and walls, wood effect laminate flooring, radiator, UPVC double glazed window to front

Bedroom 1

w: 3.5m x l: 3.61m (w: 11' 6" x l: 11' 10")

Smooth plastered ceiling and walls, wood effect laminate flooring, radiator, UPVC double glazed window to front

Kitchen/diner

w: 4.17m x l: 2.97m (w: 13' 8" x l: 9' 9")

Smooth plastered ceiling and walls (tiled around worktop), wood effect laminate flooring, radiator, UPVC double glazed window to side.

Range of floor and wall units with worktop, stainless steel sink, electric oven and hob, overhead extractor,

Study

w: 3.71m x l: 2.97m (w: 12' 2" x l: 9' 9")

Smooth plastered ceiling and walls, wood effect laminate flooring, radiator,.

Shower

w: 2.07m x l: 1.14m (w: 6' 9" x l: 3' 9")

Smooth plastered ceiling tiled walls and floor, double sized shower cubicle with electric shower.

WC

w: 2.23m x l: 1.05m (w: 7' 4" x l: 3' 5")

Smooth plastered ceiling and walls, tiled flooring, radiator, UPVC double glazed window to rear, pedestal washbasin and low level W.C

Please note

No smokers,

Affordability criteria for this property is £21,000 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 £700

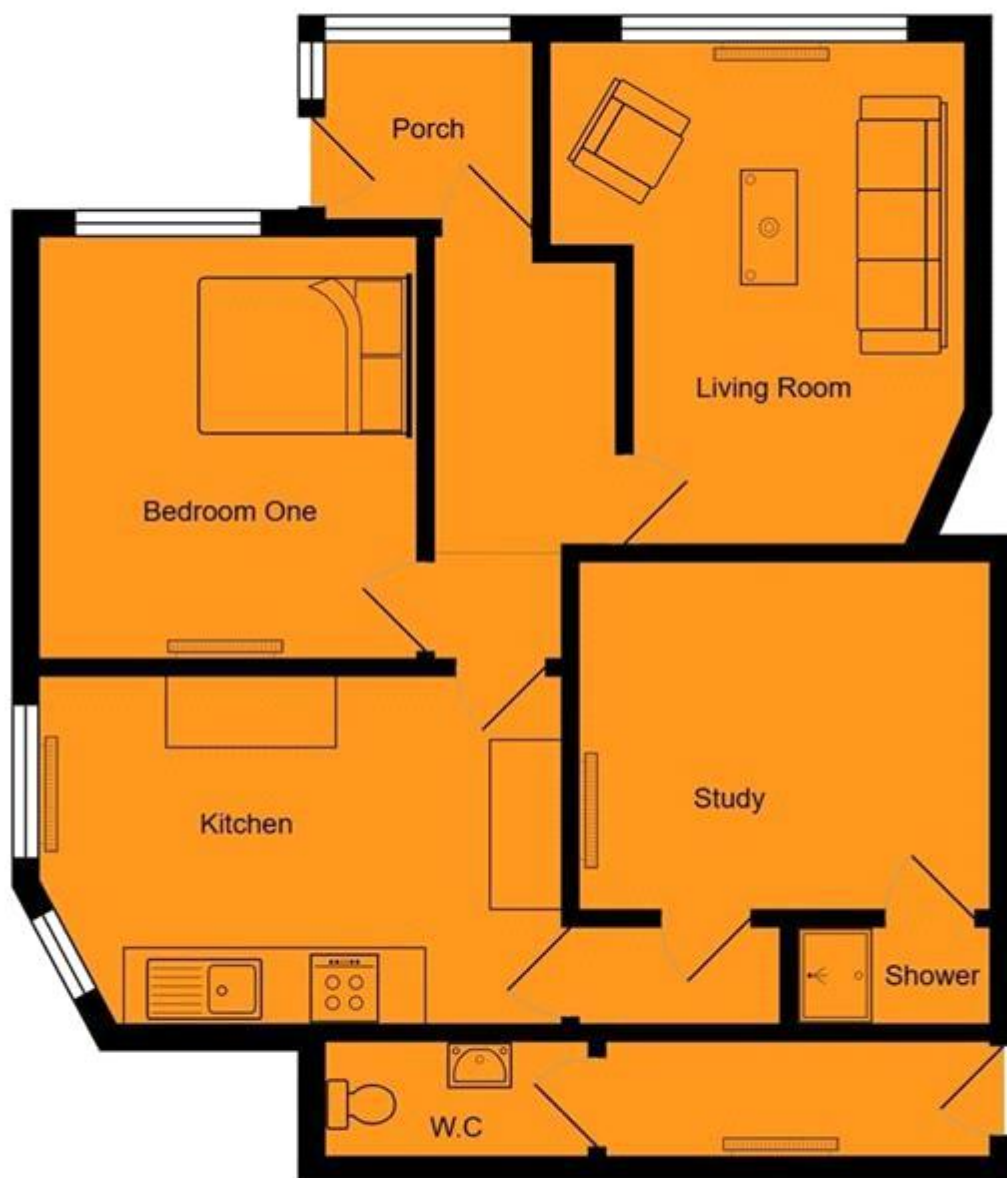
COUNCIL TAX BAND = A (BGCBC)

EPC Band D

Please note, tenants will be responsible for all utility bills and Council Tax







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	56
(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.