



Harcourt Street, Ebbw Vale

£750 pcm

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

Two bedroom, mid terraced house within walking distance to the centre of Ebbw Vale. Comprises of two reception rooms, kitchen, bathroom, two bedrooms and a rear garden. To view this property please contact Smart Let Wales.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden |

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Council Tax Band: A (BGCBC)

Deposit: £750

Holding Deposit: £173.07

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Living room

w: 3.67m x l: 3m (w: 12' x l: 9' 10")

Textured ceiling, smooth plastered walls, wood effect laminate flooring, radiator, UPVC double glazed window to front.

Dining

w: 3.67m x l: 3.44m (w: 12' x l: 11' 3")

Textured ceiling, smooth plastered walls, wood effect laminate flooring, radiator, UPVC double glazed window to rear

Kitchen

w: 2.59m x l: 3.42m (w: 8' 6" x l: 11' 3")

Smooth plastered ceiling, tiled walls, vinyl flooring, radiator, two UPVC double glazed windows and access door to garden.

Range of wall and floor units with worktop, stainless steel sink, over head extractor hood.

Bathroom

w: 2.93m x l: 2.53m (w: 9' 7" x l: 8' 4")

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

Bathroom suite includes a full bath, separate shower enclosure with mixer tap shower pedestal washbasin and low level W.C

Bedroom 1

w: 2.88m x l: 3.95m (w: 9' 5" x l: 13')

Smooth plastered ceiling, part papered walls, carpet, radiator, UPVC double glazed window to front

Bedroom 2

w: 1.94m x l: 2.86m (w: 6' 4" x l: 9' 5")

Smooth plastered ceiling, part papered walls, carpet, radiator, UPVC double glazed window to front

Rear Garden

Enclosed patio garden with gated access to rear.

Please note

Holding fee of one weeks rent, required income for this property is £22,500

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 months rent payment.

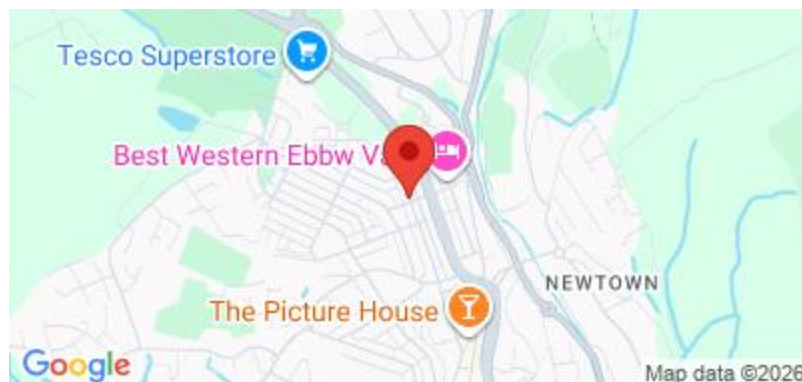
Bond £750

COUNCIL TAX BAND = A

Tenants will be responsible for all utilities and council tax at the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	67
(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.