



Six Bells, Abertillery, NP13 2NP

£875 PCM

Council Tax Band B



**** VIEWING AVAILABLE NOW ** FULL TIME EMPLOYED ONLY ** ONE PET CONSIDERED ** NO SMOKING INSIDE ** EPC RATING: D ****

This property briefly comprises; entrance, modern fitted kitchen, two reception rooms, first-floor shower room, three bedrooms, utility room, front and rear garden complete with integral garage, shared driveway, additional off-road parking space and brick built shed.

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- First Floor Shower Room
- Utility Room
- *Integral Garage
- *Driveway

Rooms

Viewings - We receive a large number of enquiries for our properties. If you would like to view this property, please contact us on the listed telephone number.

Holding Deposit - £201.92 - payable by debit/credit card or bank transfer

Rent - £875.00 - payable by debit/credit card or bank transfer initially. All future rent payments should be made by standing order. Card payments are available, however due to clearance times this should be paid 5 working days before your due date.

Deposit - £1009.00 - payable by debit/credit card or bank transfer

Council Tax - Band -B

Additional Information - We like to save paper and The Environment! Please don't ask us to print a copy of these details unless it is absolutely necessary, ALL of the property information we hold is displayed on our websites and can be



our websites and can be downloaded if required. If you have viewed a property and wish to proceed with an application you will need to pay the holding deposit, the amount is listed within each property information and is the equivalent of one weeks rent. However, this cannot be paid until your application form(s) and ALL documentation is received. Please collect an application form from our office or alternatively you can download our tenancy application form and guarantor application form (where appropriate) from our website. www.assetstates.co.uk/tenants

Please Note - You are not required to pay a holding deposit, however for anyone that opts not to pay this, the property will not be held in anyway. We can only accept one holding deposit per property and therefore they will be accepted on a first come, first serve basis. This is a legal requirement and we cannot alter this in anyway. The documents available are for residential applications only, please contact us if your application is for commercial premises. The holding deposit must be refunded but can be used toward your first month's rent or bond if requested. When refunded it will be paid to the bank account listed on the first applicant information on the application form. However if your application is successful and you opt to withdraw your application the holding deposit will not be refunded.

Please Note 2 - Unless otherwise agreed all applicants in receipt of housing benefit or aged 21 or below will also require a

a guarantor. The guarantor must earn sufficient wages to cover their bills and your rent should you fail to pay. All documentation is required for applicant(s) and guarantor(s) Each property will confirm if BENEFITS, PETS or SMOKERS are considered. Where pets are accepted the bond deposit amount will be more, please contact us for more information. Your application will be processed within a maximum of 15 days, after which time you will either be offered a tenancy or rejected. Please note: ALL applicants, including guarantor(s) will need to attend at the time of sign up. We are unfortunately unable to complete sign up's on weekends. Available dates are approximate and are subject to change without notice.

Entrance - 7'5" x 10'1" (2.31m x 3.08m)

Living Room - 12'6" x 21'5" (3.85m x 6.58m)

Reception Room - 7'9" x 14'7" (2.43m x 4.51m)

Kitchen - 8'6" x 9'5" (2.64m x 2.92m)

Bedroom One - 8'9" x 15'7" (2.73m x 4.81m)

Bedroom Two - 9'1" x 8'9" (2.78m x 2.74m)

Bedroom Three - 11'2" x 7'9" (3.44m x 2.43m)

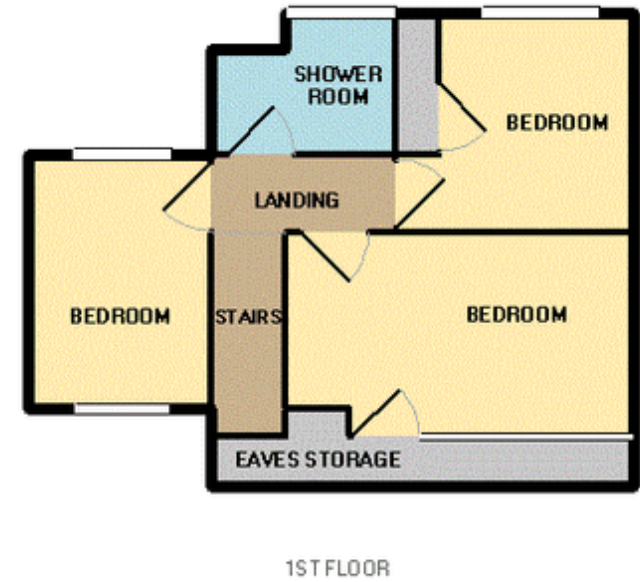
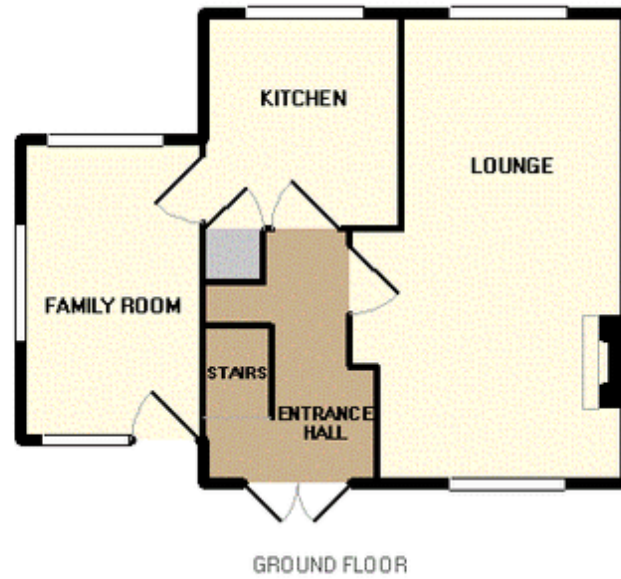
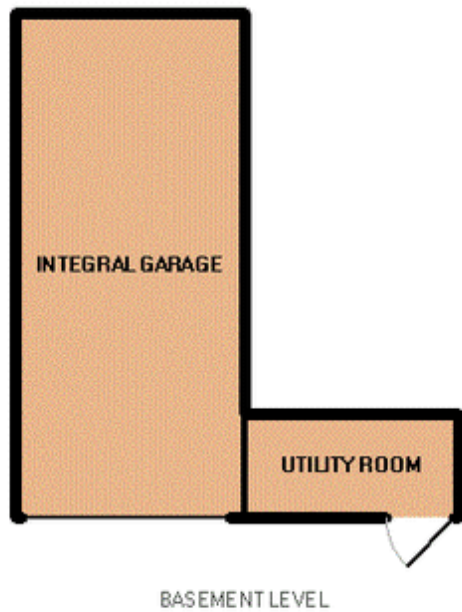
Shower Room - 7'9" x 6'1" (2.42m x 1.87m)

Utility Room - 5'4" x 9'2" (1.66m x 2.81m)

Integral Garage - 8'1" x 15'1" (2.48m x 4.63m)

Outbuilding/Brick Shed - 9'5" x 12'8" (2.9m x 3.93m)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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