

My Student Living

TO LET

Tower Street , Treforest , CF37 1NR
£300 pcm | Available 02 August 2024 | 1 bedroom



- Furnished
- Close to local amenities
- Enclosed Rear Garden
- On Street Parking
- Low-Maintenance Garden
- EPC Rating G

**** AVAILABLE FROM AUGUST FOR THE 2024/2025 ACADEMIC YEAR ** STUDENT ROOM ** STUDENT HOUSE** FULLY FURNISHED ****

My Student Living are delighted to offer this fantastic 1 bed room in a house share to rent. Set in the lovely Treforest area, close to the Treforest rail stop, and in close proximity to amenities and transport links. The property itself consists of large double bedrooms and single rooms, a bathroom with separate W/C, large lounge and modern fitted kitchen. The house also benefits from a low maintenance garden and on street parking.

Key Details

Monthly Rent: £300

Deposit: £400

Holding Deposit: £69

EPC Rating: D

Council Tax Band: C

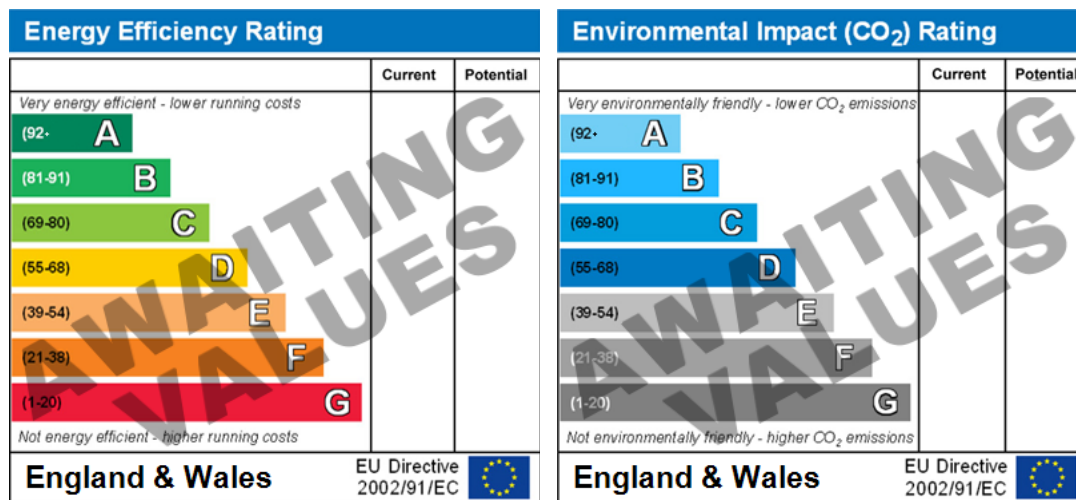
Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 15 Mbps to 1000 Mbps

Mobile Coverage: Limited Data Coverage for EE, 3, O2 and Vodafone, limited Voice Coverage for EE, O2 and Vodafone.

Utility Supplies: Electrical supply and gas central heating



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.