James Douglas
SALES AND LETTINGS

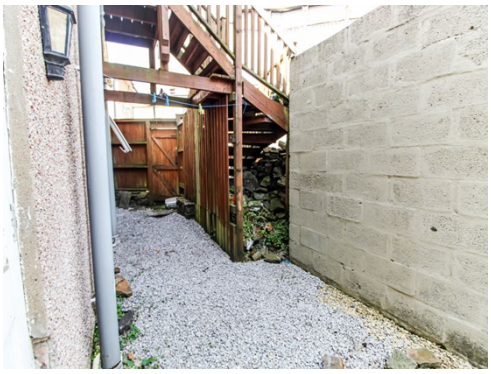
TO LET

Rickards Street , Graig, Pontypridd, CF37 1RD

£1,100 pcm | Available Now | 3 bedroom





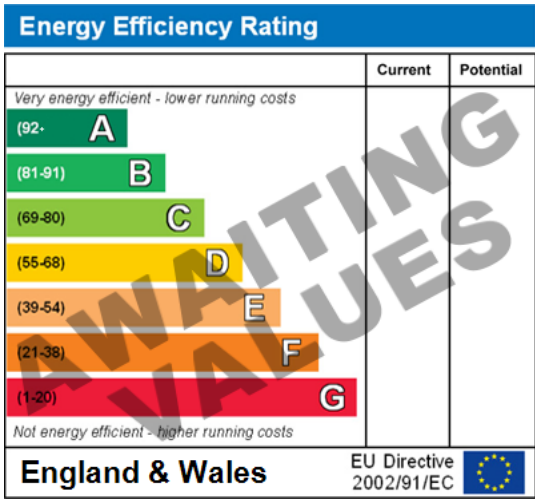
- Unfurnished
- Fantastic Location
- Superb Family Home
- Three Storey Property
- En-Suite Bathroom to Master
- EPC Rating G

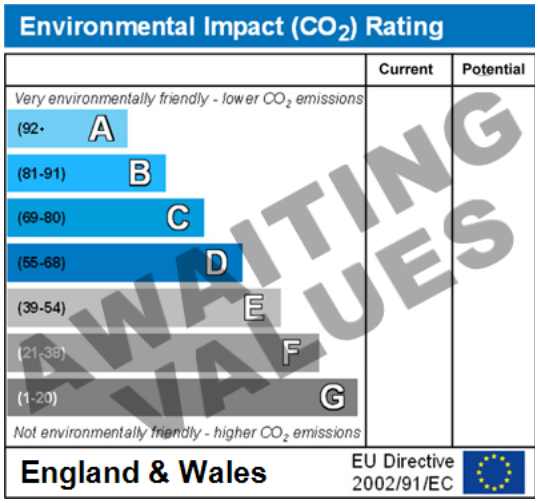
James Douglas Sales & Lettings, 1 Church St, , , CF37 2TH
01443 485000

** THREE BEDROOM HOUSE ** AVAILABLE NOW ** GREAT LOCATION **

James Douglas are delighted to offer this beautifully presented three bedroom townhouse on the popular Rickards Street in Pontypridd. The property benefits from a large lounge with feature stone fireplace, leading onto the open plan kitchen/diner with patio doors leading to the courtyard area. The first floor comprises two large bedrooms with shower room. On the second floor you'll find the master suite which benefits from an ensuite bathroom, built in storage, feature stone wall and vaulted ceilings with exposed beams. This property would make an ideal family home within walking distance to Pontypridd train station, Ynysyngharad Park and Pontypridd town centre.

Monthly Rent: £1100
Deposit: £1200
Holding Deposit: £252
EPC Rating: D
Council Tax Band: B
Building Materials: Brick
Sewerage Supply: MAINS
Broadband Coverage: Download speed up to 80mbps
Mobile Coverage: No known issues
Utility Supplies: Electrical supply & gas central heating
Water Supply: Unknown





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.