



Scotney Way , Cardiff, CF23 8PJ

£1,800 pcm | Available 07 August 2024 | 4 bedroom



- **Unfurnished**
- **Off Road Parking**
- **Four Bedrooms**
- **Fantastic Location**
- **Close to local amenities**
- **Enclosed Rear Garden**
- **Central Heating**
- **EPC Rating G**

**** FOUR BEDROOMS ** UNFURNISHED ** AVAILABLE FROM 7TH AUG** FANTASTIC LOCATION ****

Description

James Douglas Sales and Lettings is delighted to offer this fantastic 4 bed detached house to rent. The property is in an excellent location with close links to the M4, and close to the local retail park that has a large ASDA supermarket, several other shops and a Costa Coffee shop. The property itself consists of a large living room, second reception room, fitted kitchen, utility room and a downstairs toilet. Upstairs you will find three double bedrooms, one with en-suit, one single bedroom and a bathroom with bath & shower. The house also benefits from a lovely rear garden and garage with a large driveway.

Key Details

Monthly Rent: £1800

Deposit: £1900

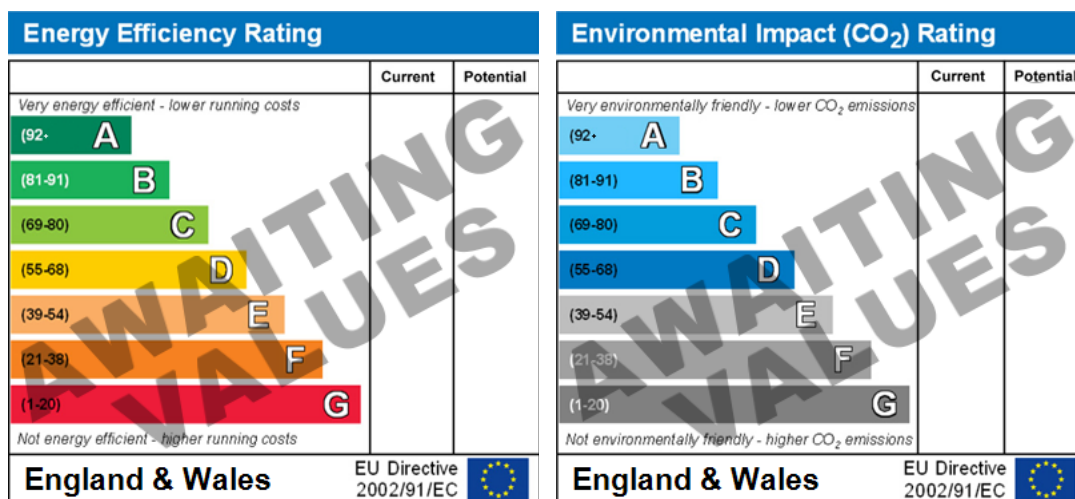
Holding Deposit: £415

EPC Rating: D

Council Tax Band: F

Building Materials: Brick

Sewerage Supply: Mains sewerage



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.