My Student Living

# TO LET

## Meadow Street , Treforest, Pontypridd, CF37 1SR

## £350 pcm | Available Now | 1 bedroom













- Furnished
- Student House Share
- Fully Furnished
- Double Bedroom
- Close to local amenities
- EPC Rating E

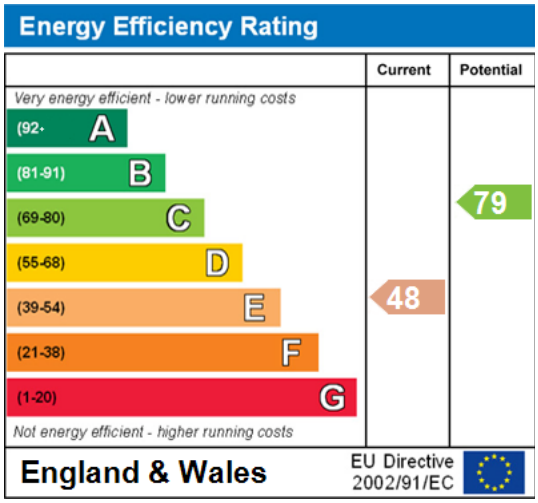
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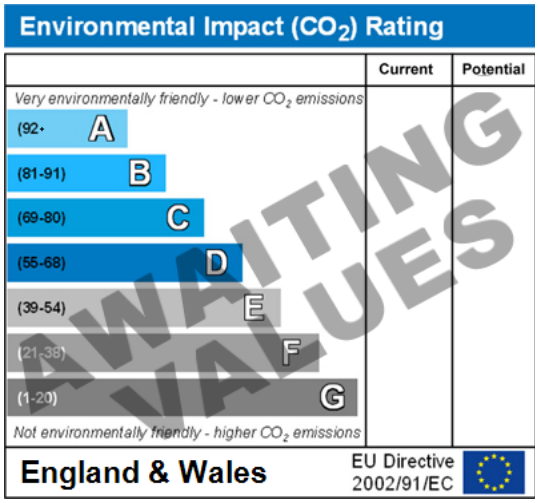
** AVAILABLE NOW ** STUDENT ROOM IN A HOUSE SHARE ** FURNISHED ** GREAT LOCATION **

My Student Living are delighted to offer this fantastic double bedroom in a house share to rent. The property is situated in close proximity to USW Treforest, USW Glyntaff and Treforest Train Station. The property itself consists of six double bedrooms, three bathrooms, modern kitchen, lounge & dining area. The house also benefits from an enclosed rear garden and on street parking available with permits being required in areas (subject to council application).

Key Details

Monthly Rent: £350
Deposit: £450
Holding Deposit: £80
EPC Rating: E
Council Tax Band: D
Building Materials: Brick
Sewerage Supply: Mains sewerage
Broadband Coverage: Standard to Ultrafast Speeds Available
Mobile Coverage: Issues may arise with certain providers
Utility Supplies: Electrical supply by Octopus Energy and gas central heating - supplied by octopus energy
Water Supply: No Water meter




**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.**