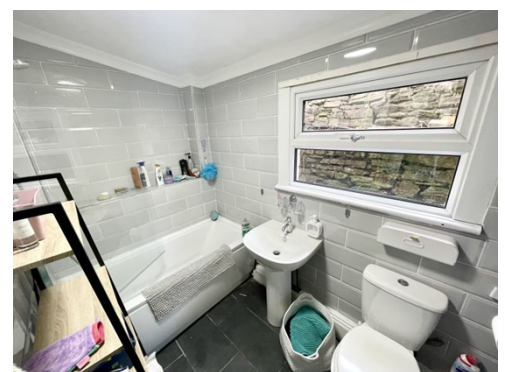




School Street , Wattstown, Porth , CF39 0PG
£785 pcm | Available Now | 3 bedroom



- Unfurnished
- Three Bedrooms
- Unfurnished
- Central Heating
- High standard
- EPC Rating
[[EPCImages.EERImage.CurrentAsLetter]]

**** AVAILABLE 2ND DECEMBER ** RECENTLY RENOVATED ** THREE BEDROOM HOUSE ** LARGE GARDEN ****

James Douglas Sales and Lettings are delighted to market this recently renovated three bedroom house to rent in School Street, Porth. The property has been renovated to a vet high standard in the last year. The house comprises of a good sized open plan kitchen/living room, downstairs bathroom with bath & shower and upstairs are two doubled bedrooms and one single. The property further benefits from a rear garden and plenty of on street parking.

Key Details

Monthly Rent: £785.00

Deposit: £885.00

Holding Deposit: £180.00

EPC Rating: D

Council Tax Band: A

Building Materials: Brick

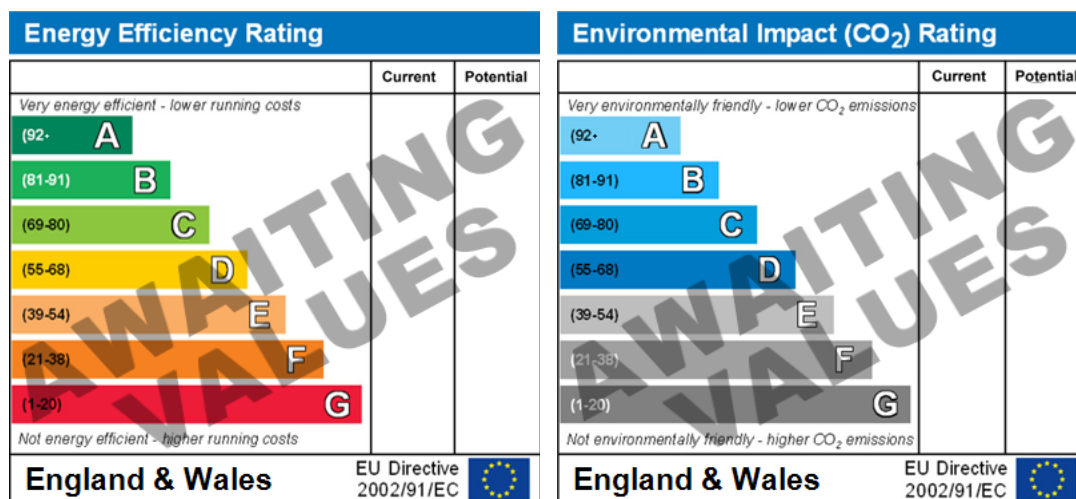
Sewerage Supply: Mains

Broadband Coverage: Standard to Superfast Speeds Available

Mobile Coverage: Some issues may occur with certain networks

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if meter or not



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.