



Mary Street , Porth, CF39 9UH
£850 pcm | Available Now | 2 bedroom

- **Unfurnished**
-
- **EPC Rating G**

**** AVAILABLE NOW ** TWO BEDROOM TERRACE HOUSE ** NEWLY DECORATED ** GREAT LOCATION ****

James Douglas are delighted to offer this lovely two bedroom, mid-terrace property, situated in Porth to rent. The property is in a great location close to amenities and public transport links, with train station a 5 minute walk away for easy commuting, also a 10 minute drive to Pontypridd town centre. The property itself consists of lounge, kitchen and family bathroom on the ground floor and two generous double bedrooms on the first floor. This property is perfect for professionals and families. The property further benefits from a generous enclosed front garden and parking is on road, no permits required.

Rent: £850.00

Holding Deposit: £195.00

Security Deposit: £950.00

Council Tax band - A

EPC - C

Building Materials: Brick

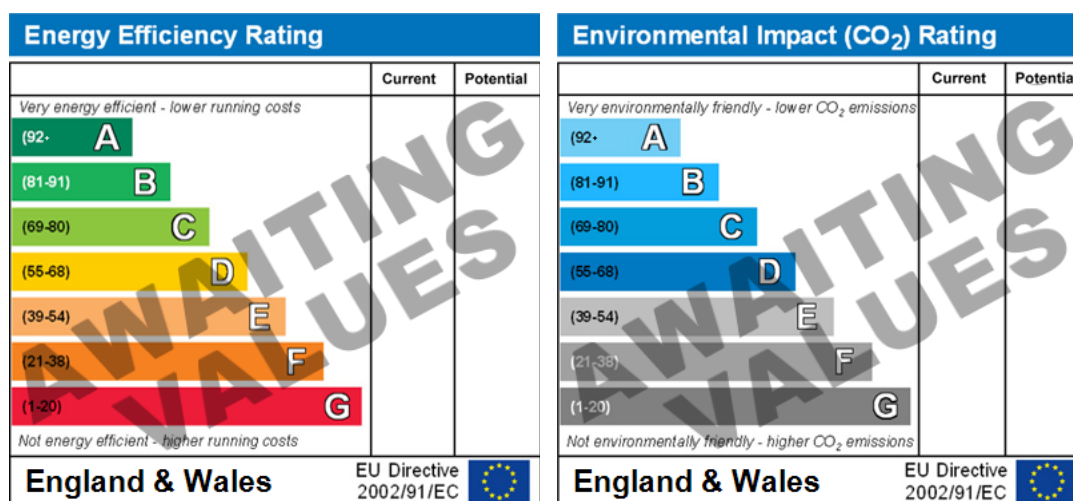
Sewerage Supply: Unknown

Broadband Coverage: Standard to Superfast Speeds available

Mobile Coverage: Some issues with certain providers may occur

Utility Supplies: Electrical supply - British Gas & gas central heating - British Gas

Water Supply: Ask agent



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.