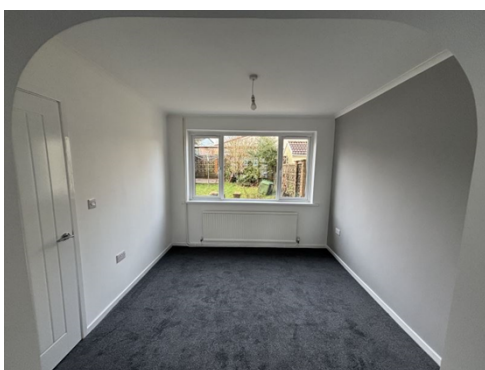




Brookdale Court , Church Village, Pontypridd, CF38 1RP
£1,500 pcm | Available Now | 4 bedroom



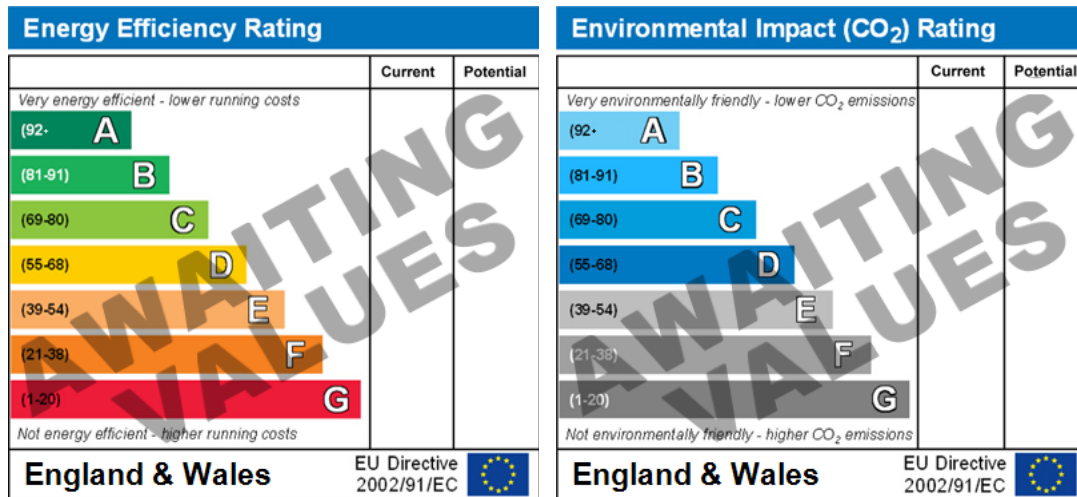
- **Unfurnished**
- **Fantastic Location**
- **Detached Garage**
- **Four Double Bedrooms**
- **Close to local amenities**
- **EPC Rating**
[[EPCImages.EERImage.CurrentAsLetter]]

****NEWLY RENOVATED**FOUR DOUBLE BEDROOM HOME**AVAILABLE NOW**UNFURNISHED**GARAGE & DRIVEWAY**AVAILABLE WITH DEPOSIT FREE OPTION****

James Douglas are delighted to offer this newly renovated four double bedroom home in Church Village. The property is in lovely quiet neighbourhood, close to the local primary school and some local shops. The property itself comprises of a large living room, brand new fitted kitchen, four double bedrooms, and bathroom. The property further benefits from a lovely rear garden, detached garage and driveway that can fit multiple cars.

Key Details

- Monthly Rent: £1,500
- Deposit: £1,600
- Holding Deposit: £344
- EPC Rating: TBC
- Council Tax Band: D
- Building Materials: Unknown
- Sewerage Supply: Mains Sewerage
- Broadband Coverage: Standard to Ultrafast speeds available
- Mobile Coverage: No issues outdoor, Limited cover with voice and data indoors.
- Utility Supplies: Electrical supply & gas central heating



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.