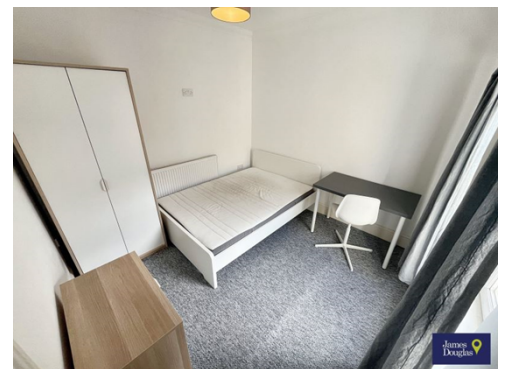


# My Student Living

## TO LET

Tower Street , Treforest, Pontypridd, Rhondda Cynon Taff, CF37 1NR  
£1,200 pcm | Available 21 May 2025 | 4 bedroom



- Furnished
- Central Heating
- All Double Bedrooms
- Double Glazed
- Great Location
- EPC Rating D

**\*\* AVAILABLE FROM 21ST MAY \*\* 4 BEDROOM STUDENT HOUSE \*\* FURNISHED \*\* RECENTLY REFURBISHED \*\***

My Student Living are delighted to offer this fantastic four bedroom student house to rent. Situated in a great location close to the university and many local amenities. The property itself consists of lounge, kitchen, large bathroom with bath and separate shower, four bedrooms, the house also comes fully furnished. The house also benefits from a low maintenance rear garden and on street parking.

### Key Details

Monthly Rent: £1,200.00

Deposit: £1,300.00

Holding Deposit: £275.00

EPC Rating: D

Council Tax Band: B

Building Materials:

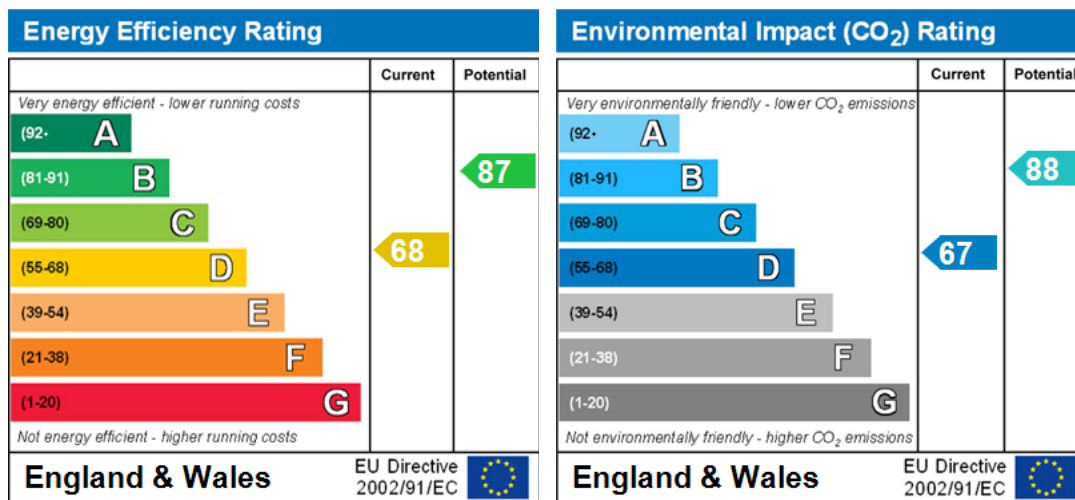
Sewerage Supply: MAINS

Broadband Coverage: Standard to Ultrafast available - Openreach & Virgin Media

Mobile Coverage: No known issues

Utility Supplies: Electrical supply - Octopus & gas central heating - Octopus

Water Supply: Unknown



### 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.**