

# My Student Living

## TO LET

Wood Road , Treforest, CF37 1RG  
£310 pcm | Available 26 June 2025 | 1 bedroom



- Furnished
- 
- EPC Rating G

**\*\* DOUBLE STUDENT ROOM \*\*STUDENT HOUSE SHARE \*\* AVAILABLE 26TH OF JUNE \*\* FURNISHED \*\* FANTASTIC LOCATION \*\***

My Student Living are delighted to offer this DOUBLE room in a STUDENT house share to rent. Close to the local shops, parks and USW Treforest Campus, this location offers great transport links and amenities. The property itself consists of three stories with a basement lounge, a large and modern kitchen area, two bathrooms (one with a shower cubicle and one with a bath), 2 spacious ground floor bedrooms and 3 first floor bedrooms. The house also benefits from a lovely rear garden and on street parking.

#### Key Details

Monthly Rent: £310.00

Deposit: £410.00

Holding Deposit: £71.00

EPC Rating: C

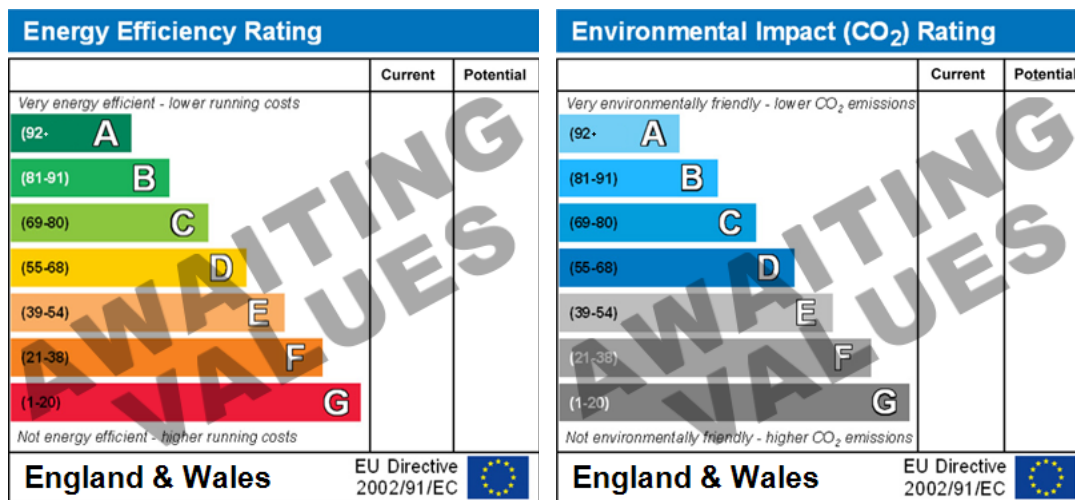
Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 6 Mbps to 1000 Mbps

Mobile Coverage: Limited EE Voice and Data, limited 3 Data, limited O2 Data



#### 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.**