



Clive Road , Canton, Cardiff, South Glamorgan, CF5 1GL
£550 pcm | Available 13 June 2025 | 1 bedroom



- Furnished
- Bills Included
- On Street Parking
- En-suite bathrooms
- Large kitchen
- EPC Rating
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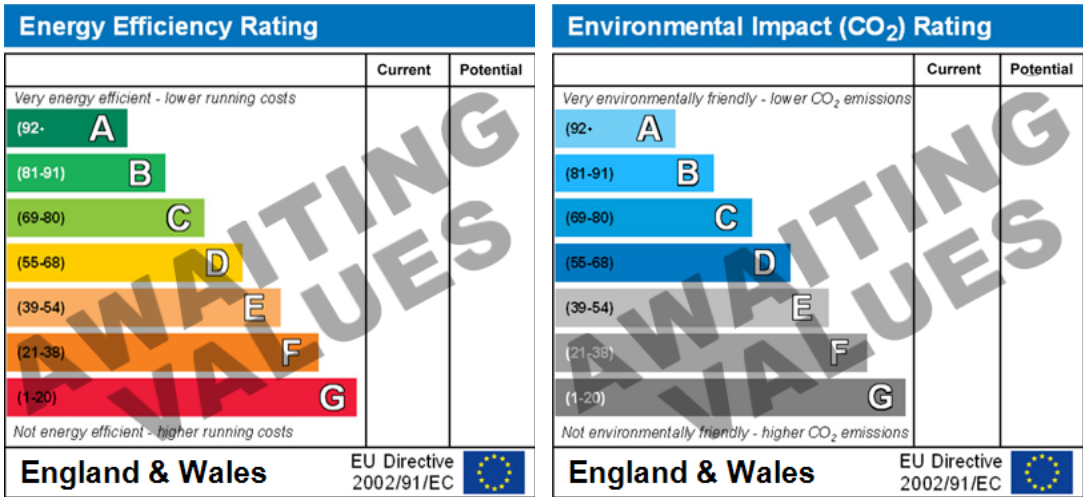
**** Double spacious room** En-suite in a shared Accommodation** Fully furnished** Finished to high standard** Available 13th June 2025****

We at James Douglas are pleased to present an en-suite double room for rent in a shared house situated in the Canton area. This property features a communal kitchen, a shared lounge, and an enclosed rear garden that is shared among the seven occupants. Its location is excellent, offering a very short walk to Pontcanna playing fields and various local amenities. Residents also benefit from available on-street parking. Furthermore, the rent is inclusive of all utility bills: gas, electricity, water, TV license, WIFI, and council tax.

If you are interested in this opportunity, please do not hesitate to contact us for more information or to schedule a viewing.

Key Details

- Monthly Rent: £550
- Deposit: £650
- Holding Deposit: £126
- EPC Rating: D
- Council Tax Band: F
- Building Materials: Brick
- Sewerage Supply: MAINS



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.