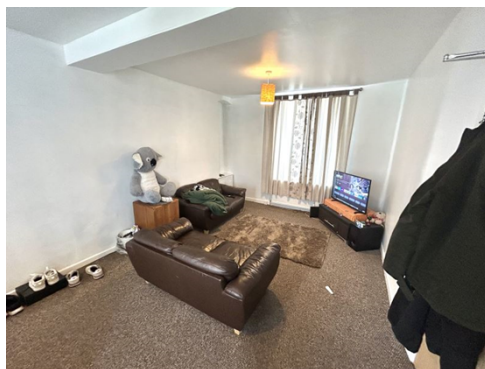


# My Student Living

TO LET

Cliff Terrace , Treforest , CF37 1RF  
£1,000 pcm | Available 03 July 2025 | 3 bedroom



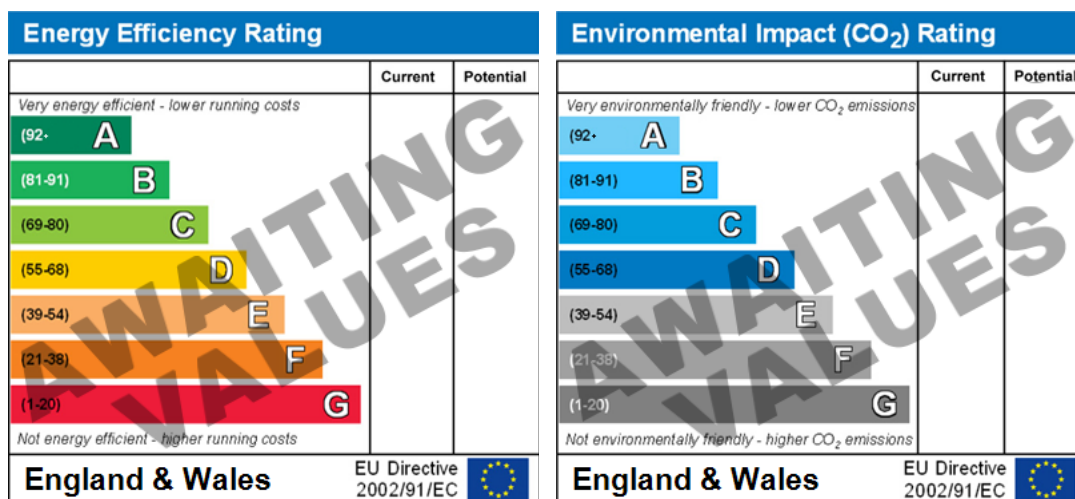
- Furnished
- 
- EPC Rating G

**\*\* THREE BEDROOM STUDENT HOUSE \*\* AVAILABLE 3RD OF JULY \*\* FULLY FURNISHED \*\* GREAT LOCATION \*\***

My Student Living are delighted to offer this fantastic three bedroom student house to rent. Situated in a great location close to the university and many local amenities. The property itself consists of 3 double bedrooms, large open plan kitchen/dining room, large living room, 1 bathroom with bath and overhead shower, the house also comes fully furnished. The house also benefits from a low maintenance rear garden and on street parking.

**Key Details:**

Monthly Rent: £1,000  
Deposit: £1,100.00  
Holding Deposit: £229  
EPC Rating: C  
Council Tax Band: B  
Building Materials: Brick  
Sewerage Supply: Mains sewerage  
Broadband Coverage: Up to 20mbps upload speed  
Mobile Coverage: Some issues may arise with certain providers  
Water Supply: Unknown  
Parking Status: On street - permit may be required in areas



**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.**