



**Clive Road , Canton, Cardiff, South Glamorgan, CF5 1GL**  
**£560 pcm | Available 17 September 2025 | 1 bedroom**



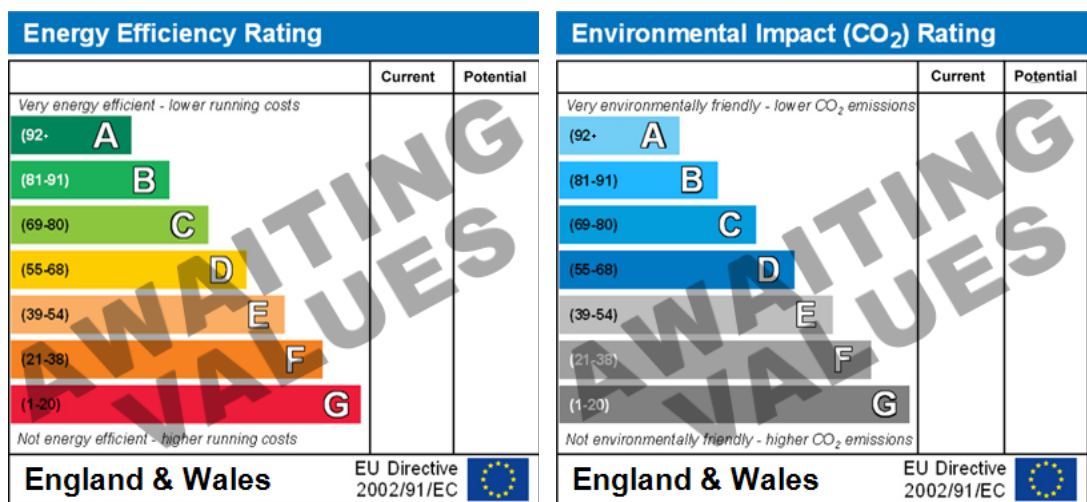
- **Furnished**
- **Close to local amenities**
- **On Street Parking**
- **En-suite bathrooms**
- **Great Transport Links**
- **Well maintained**
- **EPC Rating G**

**\*\* DOUBLE ROOM WITH EN-SUITE\*\* AVAILABLE 17th SEPTEMBER\*\* FURNISHED ROOM \*\***

James Douglas are excited to present this spacious first floor double room, with en-suite in a shared property. This property is located in a brilliant location with minutes walk to the city centre and benefiting of all the local amenities nearby the property. This property is a 7 bedroom shared house with only one room left available, it benefits of a shared kitchen, lounge and a shared enclosed rear garden. On street parking is also available outside the property along with bills included within the rent such as gas, electric, water, TV license, WIFI and council tax.

**Key Details**

Monthly Rent: £560.00  
Deposit: £660.00  
Holding Deposit: £128.00  
EPC Rating: D  
Council Tax Band: F  
Building Materials: Brick  
Sewerage Supply: MAINS  
Broadband Coverage: Virgin Media & Openreach - Standard to Ultrafast speeds available



**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.**