



Pleasant View , Pentre, CF41 7PJ  
£490 pcm | Available Now | 1 bedroom



- Unfurnished
- 
- EPC Rating G

**\*\* SPACIOUS ONE BEDROOM PROPERTY \*\* AVAILABLE NOW \*\* GREAT LOCATION \*\* UNFURNISHED \*\***

## Description

James Douglas Sales and Lettings is delighted to offer this fantastic one bed property to rent in Pentre. The property is within very close proximity to shops, schools and public transport links. The property itself consists of open plan large lounge/kitchen and double bedroom on the ground floor, and bathroom to the lower floor. The house also benefits from on street parking. (No Bills Included)

## Key Details

Monthly Rent: £490

Deposit: £590

Holding Deposit: £112

EPC Rating: D

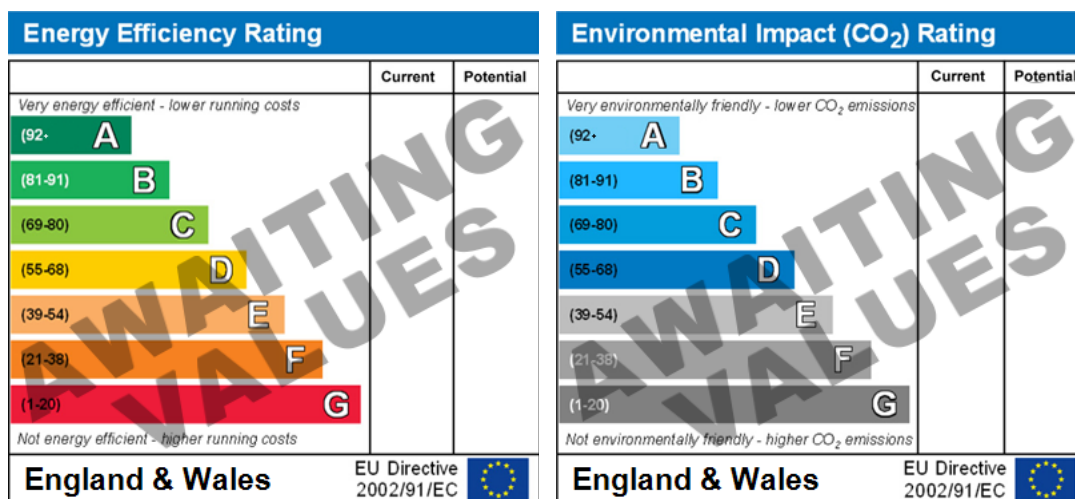
Council Tax Band: A

Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Openreach, Standard to Superfast speeds available

Mobile Coverage: Some issues may occur with certain providers



### 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.**