



Bryn Haidd , Pentwyn, Cardiff, CF23 7JP
£1,200 pcm | Available Now | 2 bedroom



- **Furnished**
- **Off Road Parking**
- **Enclosed Rear Garden**
- **Beautifully Presented**
-
- **EPC Rating**
[[EPCImages.EERImage.CurrentAsLetter]]

James Douglas is delighted to offer this fantastic 2 bedroom terraced house to rent. The property is in the sought after area of Pentwyn surrounded by a range of amenities as well as local transport links. The property itself consists of a kitchen, lounge and conservatory which leads out to the rear garden. Upstairs there is the bathroom and 1 double bedroom and 1 single bedroom. This property also boasts off road parking allowing enough space for 2 cars.

Monthly Rent: £1200.00

Deposit: £1300.00

Holding Deposit: £275.00

EPC Rating: Ask Agent

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Ask Agent

Broadband Coverage(Internet is NOT included in the rent): Virgin Media & Openreach are the suggested providers with download speeds up to 1800 Mbps and upload speeds up to 220 Mbps

Mobile Coverage: 5G is predicted to be available in this area

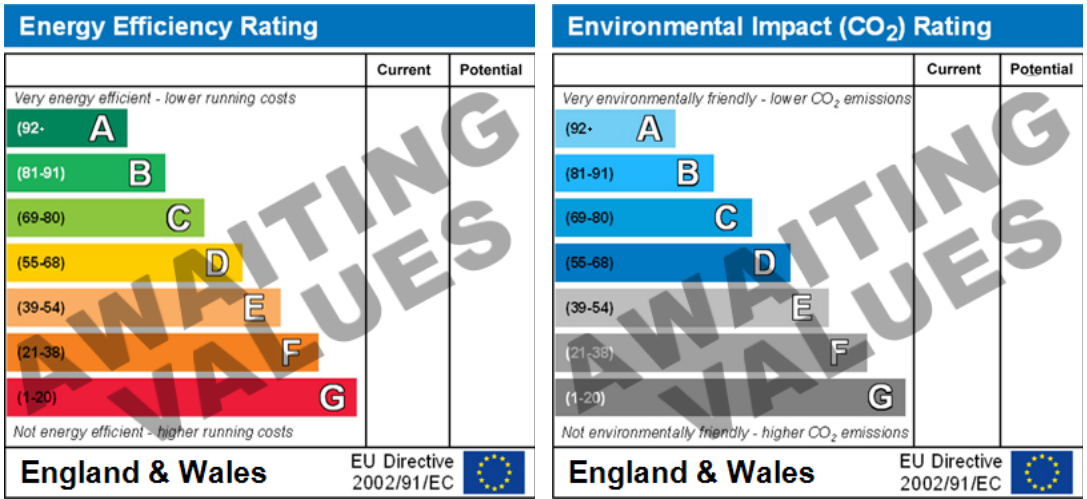
Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask Agent

Parking Status: Off street parking

Building Safety - No known issues

Restrictions - No known restrictions & rights



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.