



Waun y Pistyll , Treboeth, SA5 7DP
£850 pcm | Available Now | 2 bedroom



- **Unfurnished**
- **Fantastic Location**
- **Close to local amenities**
- **Modern Throughout**
- **On Street Parking**
- **EPC Rating G**

James Douglas are delighted to offer this fantastic newly renovated 2 bedroom end terrace house to rent. The property is in a fantastic location situated within Treboeth with access to plenty of local amenities as well as local transport links. The property itself consists of a kitchen, lounge and dining area and upstairs the property also has 2 double bedrooms and a family bathroom. The property also boasts a tiered rear garden, side entrance as well as on street non permit parking.

Monthly Rent: £850.00

Deposit: £950.00

Holding Deposit: £195.00

EPC Rating: C

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Ask Agent

Broadband Coverage(Internet is NOT included in the rent) : Openreach, Virgin Media & Netomnia is the suggested providers with download speed up tp 10000 Mbps and upload speeds up to 10000 Mbps.

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

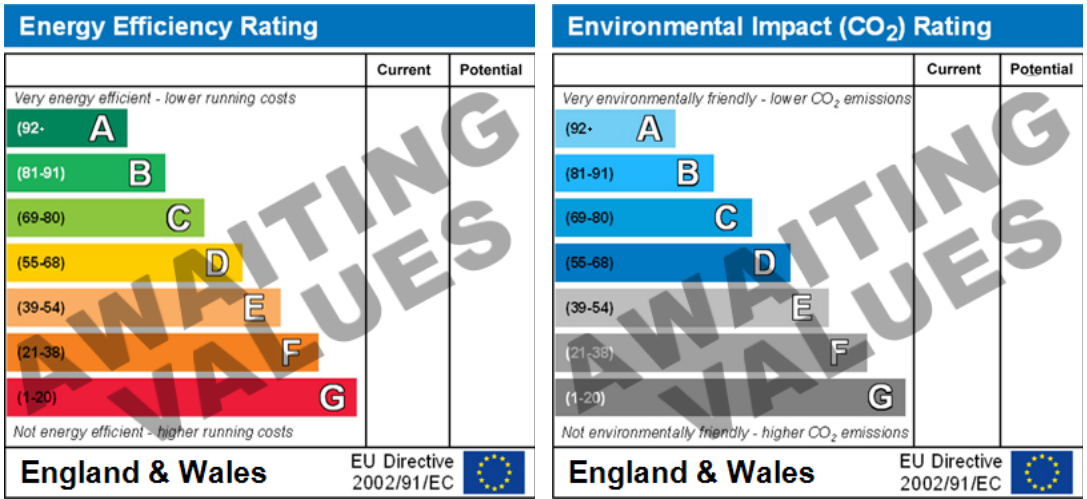
Utility Supplies: Gas & eletric

Water Supply: Ask Agent

Parking Status: On street Non permit

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.