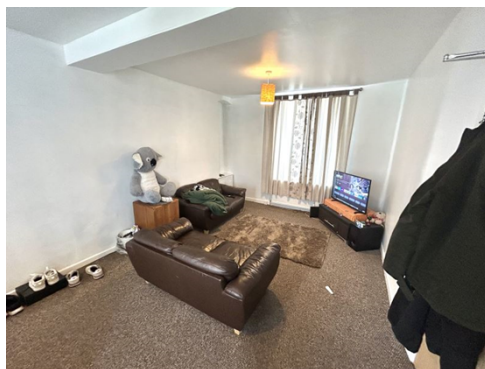


My Student Living

TO LET

Cliff Terrace , Treforest , CF37 1RF
£1,100 pcm | Available 06 July 2026 | 3 bedroom



- Furnished
-
- EPC Rating G

**** THREE BEDROOM STUDENT HOUSE ** AVAILABLE FROM JULY 2026 ** 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: £1,100.00

Deposit: £1,200.00

Holding Deposit: £252.00

EPC Rating: C

Council Tax Band: B

Building Materials: Brick

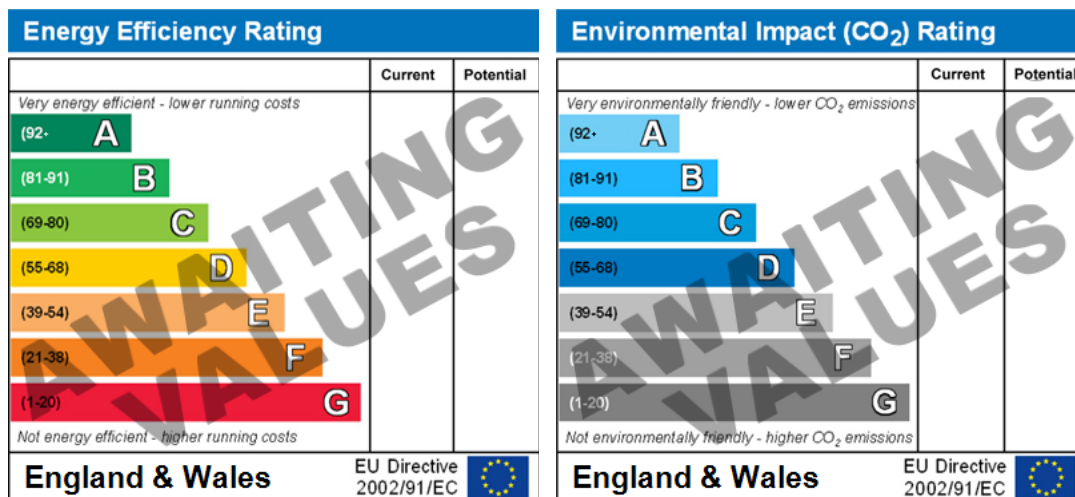
Sewerage Supply: Mains sewerage

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.