



Berw Road , Pontypridd, CF37 2AA
£950 pcm | Available Now | 2 bedroom



- **Unfurnished**
- **Close to local amenities**
- **Central Heating**
- **Council Tax Band - B**
- **Walking Distance to Town Centre**
- **EPC - C**
- **EPC Rating G**

**** TWO BEDROOM TERRACED HOUSE ** AVAILABLE NOW ** GREAT LOCATION ****

James Douglas are delighted to offer this fantastic two bedroom terraced house to rent on Berw Road, Pontypridd. The property is situated in a popular residential location, close to local amenities, transport links and within easy reach of Pontypridd town centre.

The property briefly comprises a spacious living room, a separate modern fitted kitchen, and a ground floor family bathroom finished with contemporary tiling and a shower over bath. To the first floor are two spacious bedrooms, further benefits include double glazing, gas central heating, a small enclosed rear garden, and parking available close by.

Monthly Rent: £950.00

Deposit: £1,050.00

Holding Deposit: £218.00

EPC Rating: C

Council Tax Band: B

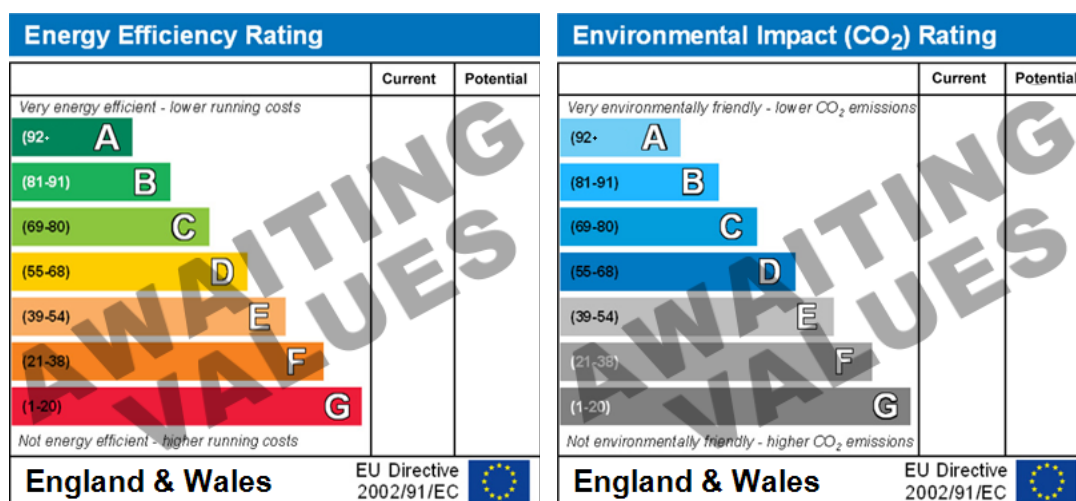
Building Materials: Stone

Sewerage Supply: MAINS

Broadband Coverage(Internet is NOT included unless otherwise stated in the description) 20mbps highest available upload speed

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating



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.