



**Oxford street , Treforest, Pontypridd, CF37 1RU**  
**£1,600 pcm | Available Now | 4 bedroom**



- **Furnished**
- **Student property**
- **Available now**
- **Four Bedrooms Available**
- **Fully Furnished to a High Standard**
- **Enclosed Rear Garden**
- **EPC Rating G**

**\*\*STUDENT PROPERTY\*\*FOUR BEDROOM\*\*AVAILABLE NOW\*\*FULLY FURNISHED\*\***

James Douglas Sales and Lettings is delighted to offer this fantastic 4 bedroom mid-terrace student property to rent. The property is situated on Oxford street in Pontrypridd, Treforest and is surrounded by plenty of local amenities and only a short walk to the university. The property consists of 3 double bedrooms and 1 single. All of which come with a bed, wardrobe and desk. A separate kitchen and living area as well as the downstairs bathroom. The property also has access to the rear private garden and boasts on-street permit parking subject to council approval.

Monthly Rent: £1600.00

Deposit: £1700.00

Holding Deposit: £367.00

EPC Rating: C

Council Tax Band: Speak to Agent

Building Materials: Brick

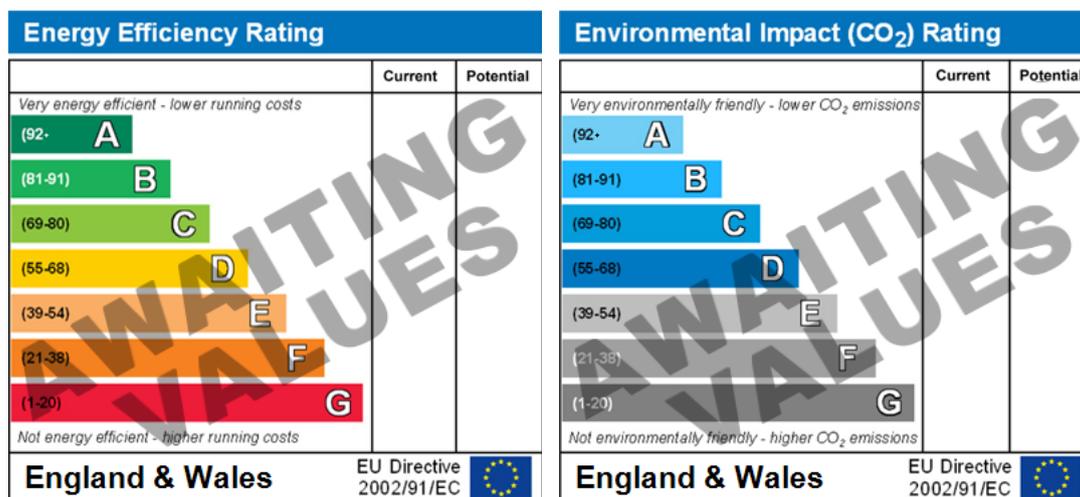
Sewerage Supply: Ask Agent

Broadband Coverage: Openreach and Virgin Media are the suggested providers with upload speeds up to 100Mbps and download speeds up to 100Mbps

Mobile Coverage: Most major network providers are predicted to be able to provide 5G in this area

Utility Supplies: Electrical Supply& Gas central heating

Water Supply: Ask agent



**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.**