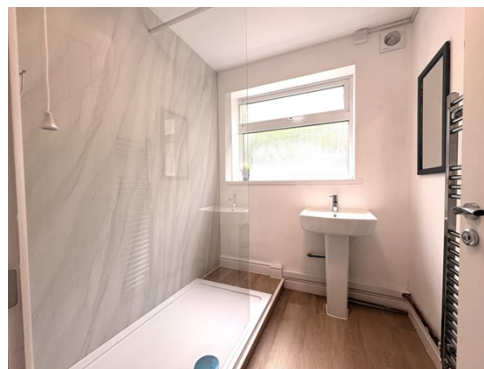




Brook Street , Treforest, CF37 1TW
£1,600 pcm | Available Now | 4 bedroom



- **Furnished**
- **Beautifully Presented**
- **All Double Bedrooms**
- **Fully Furnished to a High Standard**
- **Fantastic Location**
- **Close to local amenities**
- **EPC Rating G**

****AVAILABLE NOW**FOUR DOUBLE BEDROOM**AVAILABLE TO STUDENTS AND PROFESSIONALS**NEWLY RENOVATED****

James Douglas Sales and Lettings is delighted to offer this fantastic 4 bedroom mid-terrace house to rent. The property is situated on Brook street and is surrounded by plenty of local amenities as well as a very short walk to the university of South Wales campus and Treforest train station.. The property consists of 4 Double bedrooms, 1 being on the ground floor. A generously sized living room, kitchen as well as a split bathroom. The property also boasts a rear garden and has on street permit parking available.

Monthly Rent: £1600.00

Deposit: £1700.00

Holding Deposit: £367.00

EPC Rating: D

Council Tax Band: B

Building Materials: Brick

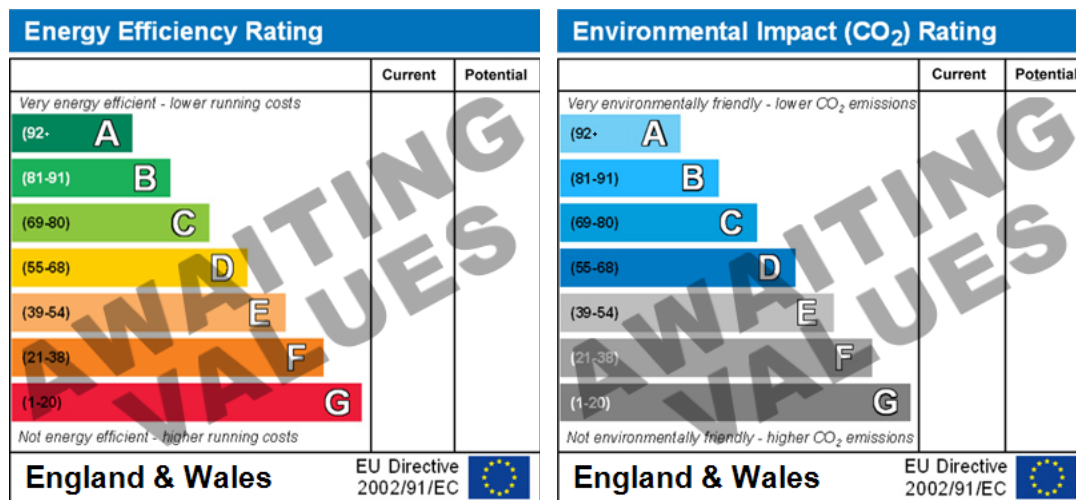
Sewerage Supply: Ask Agent

Broadband Coverage: Hyperoptic, Openreach & City Fibre is the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps

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.