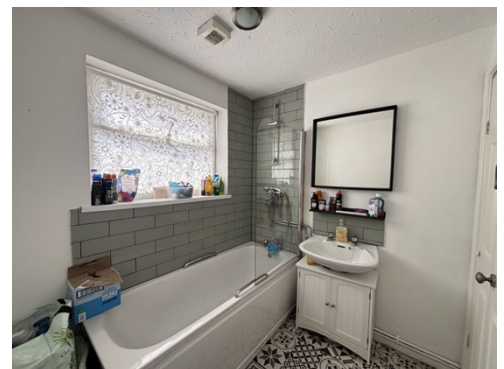




Spencer Place , Pontypridd, CF37 5AE  
£800 pcm | Available 11 June 2026 | 2 bedroom



- Unfurnished
- 
- EPC Rating G

**\*\*TWO SPACIOUS BEDROOMS \*\* UNFURNISHED \*\* AVAILABLE 11TH OF JUNE \*\* AVAILABLE WITH NO DEPOSIT OPTION \*\***

James Douglas are delighted to offer this fantastic two bedroom house to rent. The property is located in the area of Hawthorn, close to lots local amenities, and is closely linked to the A470 road. The property itself consists of two spacious bedrooms, two reception rooms, kitchen and modern bathroom. The house also benefits from a large, well-maintained garden and on street parking.

### Key Details

Monthly Rent: £800

Deposit: £900

Holding Deposit: £183

EPC Rating: D

Council Tax Band: B

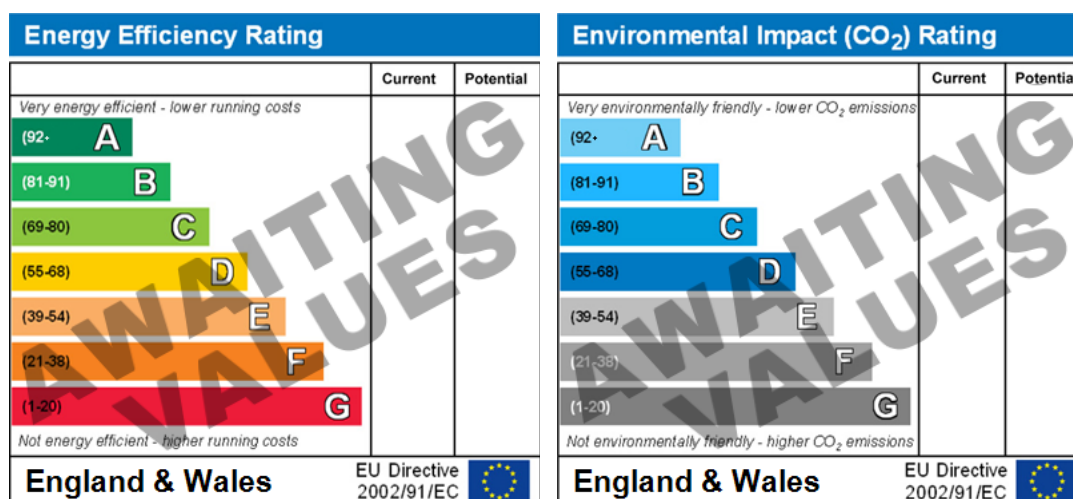
Building Materials: Stone

Sewerage Supply: Mains

Broadband Coverage: Internet is NOT included, however speeds from standard to ultrafast are available.

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.**