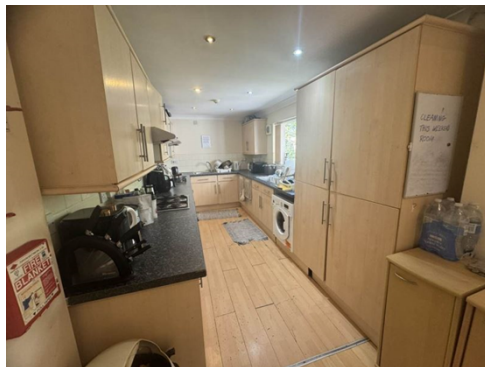




Bedford Street , Cardiff, CF24 3DA  
£550 pcm | Available Now | 1 bedroom



- Furnished
- House share
- Fully Furnished
- Available now
- Fantastic Location
- EPC Rating G

**\*\*ROOM IN A SHARED HOUSE\*\*FURNISHED\*\*AVAILABLE NOW\*\*GAS, ELECTRIC, WATER & COUNCIL TAX INCLUDED\*\***

James Douglas are delighted to offer this room in a shared house on Bedford Street. The house is available to professionals and students, comes furnished and is inclusive of bills.

**Key Details**

Monthly Rent: £550

Deposit: £650

Holding Deposit: £126

EPC Rating: D

Council Tax Band: F

Sewerage Supply: Mains Sewerage

Broadband Coverage(Internet is NOT included unless otherwise stated in the description): No known issues.

Mobile Coverage: No known issues

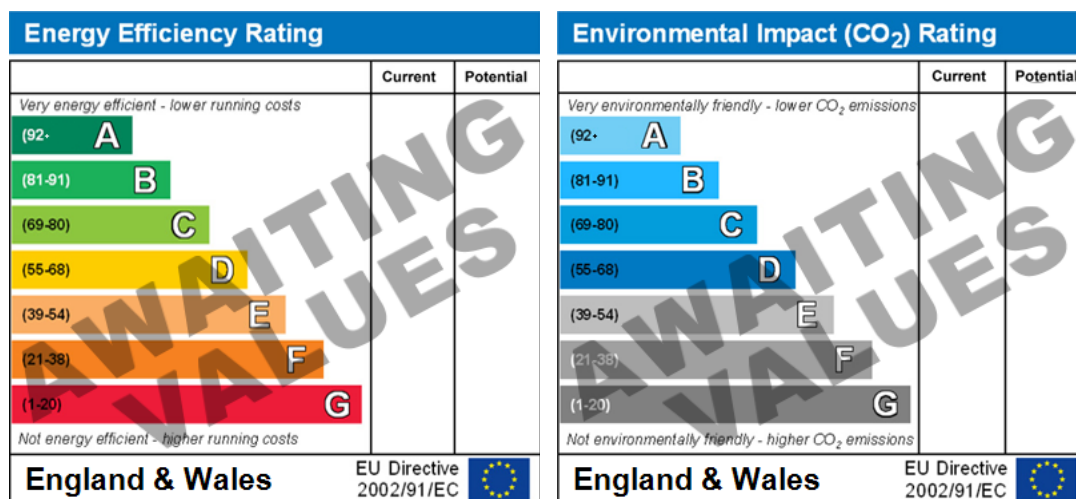
Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if metered or unmetered.

Parking Status: On street permit

Restrictions - No known restrictions & rights

Flood Risk - check <https://check-your-flood-risk.naturalresources.wales/?culture=en-GB>



**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.**