James Douglas
SALES AND LETTINGS

TO LET

35B Taff Street , Pontypridd, CF37 4TR
£550 pcm | Available Now | 1 bedroom

- Furnished
- House share
- Council Tax Band - A
- Gas & eletric
- EPC - D
- Town Centre Location
- Walking Distance to Town Centre
- Close to local amenities
- EPC Rating G

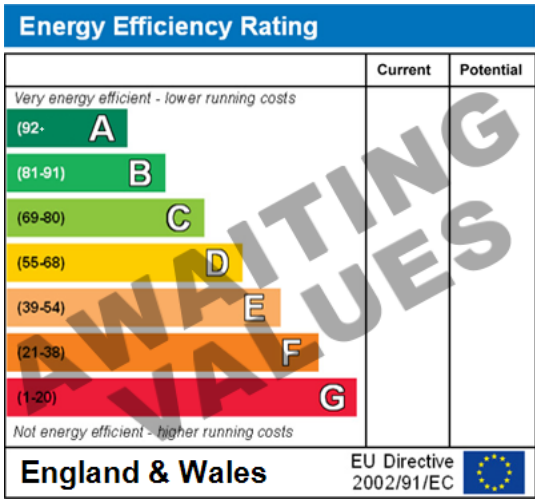
James Douglas Sales & Lettings, 1 Church St, , , CF37 2TH
01443 485000

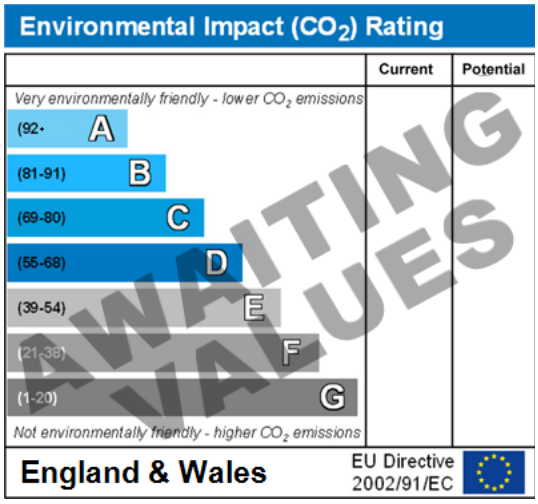
** AVAILABLE NOW **NEWLY RENOVATED HOUSE SHARE ** DOUBLE ROOM WITH EN-SUITE ** FULLY FURNISHED ROOM ** LOCATED IN PONTYPRIDD TOWN CENTRE ** COUNCIL TAX INCLUDED **

James Douglas are delighted to offer this spacious top-floor double room, with an en-suite, in a newly renovated house share, providing generous communal living including a shared kitchen, living space and three shared bathrooms. The property is ideally located in the heart of Pontypridd town centre, within close proximity to a wide range of local amenities such as the Llys Cadwyn gym facility, local bus station, Ynysangharad Park, Pontypridd Library, and many other shops and services. The property also benefits from excellent road links, with easy access to the A470, providing direct connections to the M4, making it a convenient and well-connected place to live.

Key Details

Monthly Rent: £550
Deposit: £650
Holding Deposit: £126
EPC Rating: D
Council Tax Band: A
Building Materials: Brick
Sewerage Supply: MAINS
Broadband Coverage: Openreach - Standard to Superfast speeds available





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.