

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **ST STEPHENS CLOSE, CAVERSHAM READING, RG4 8BX**

**£2,500 pcm**

Three storey mid town house with stunning views over the River Thames and within walking distance to Reading Station. The property offers a modern open plan kitchen, downstairs wc, large living area with patio doors, four bedrooms, two bathrooms & south facing garden. Available 29th July.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
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E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £576.92 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2884.62 (based on the advertised rent)

EPC Rating: E Council Tax Band: E

Please contact us for further information or visit our website

**KITCHEN / BREAKFAST ROOM**

14'7 (4.45m) x 7'7 (2.31m)

A large modern open plan kitchen with appliances including electric oven, hob, washing machine, fridge freezer & dishwasher. With ample room for a table & chairs & further benefiting from laminate flooring

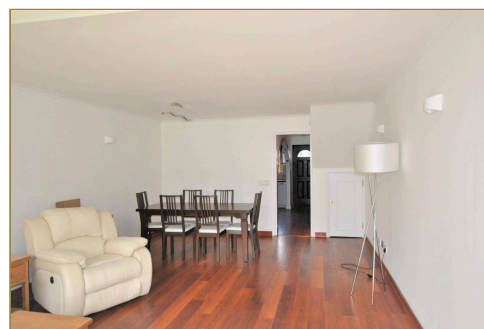
**CLOAKROOM**

Comprises low level wc & basin

**LOUNGE / DINER**

23'4 (7.11m) x 13'9 (4.19m)

An extremely spacious lounge with laminate flooring with patio doors leading to the rear garden. Benefiting from laminate flooring & stunning views over the river Thames

**BEDROOM 1**

13'6 (4.11m) x 13'6 (4.11m)

Large master bedroom with views over the River Thames & large built in wardrobes offering ample storage

**BEDROOM 3**

11'7 (3.53m) x 8'8 (2.64m)

A good size double bedroom with front aspect window with built in wardrobe





### **FAMILY BATHROOM**

Comprising three piece white suite with shower over bath.



### **BEDROOM 2**

13'9 (4.19m) x 9'8 (2.95m)

Situated on the second floor a spacious double bedroom with fitted wardrobe with rear aspect windows & views over the River Thames



### **BEDROOM 4**

10'4 (3.15m) x 6'8 (2.03m)

A good sized room single bedroom with front aspect window



### **SECOND FAMILY BATHROOM**

Comprises three piece white suite



### **GARDEN**

Benefiting from a south facing low maintenance rear garden overlooking the River Thames.



Parking for one car

**SCHOOL CATCHMENT**

Thameside Primary School & Highdown Secondary School

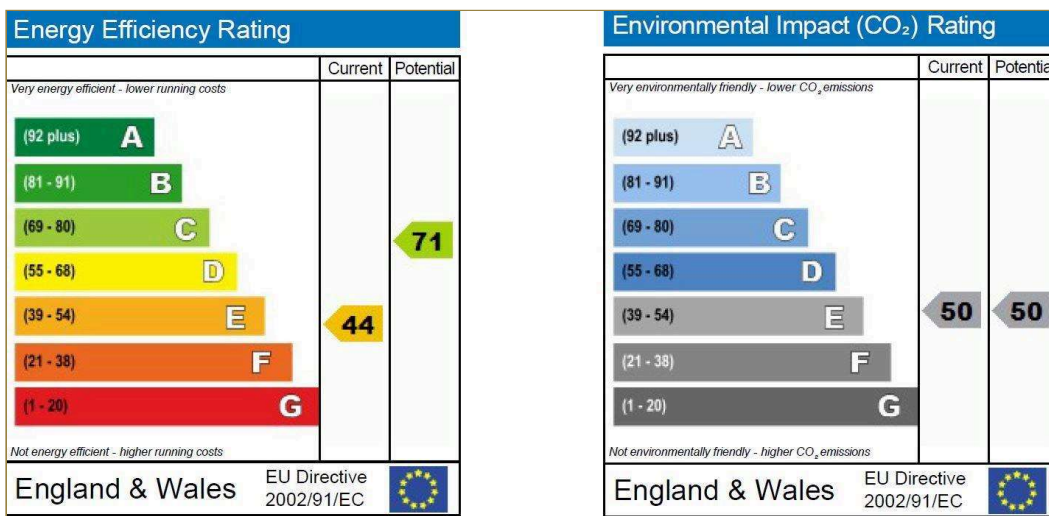
**COUNCIL TAX**

Band E

**PROCEDURE**

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £75,000 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**



**FLOORPLAN**  
For guidance only

