

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**TILEHURST ROAD,  
READING, RG30 2NA**

**£1,700 pcm**

A good size three bedroom semi detached house situated to the West of Reading. A short to walk Prospect Park and a 17 minute walk to West Reading train station. Offering modern Kitchen, two receptions, large rear garden, driveway and garage. Unfurnished and 2nd November.

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 £392.31 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1961.54 (based on the advertised rent)

EPC Rating: D Council Tax Band: D

Please contact us for further information or visit our website

**HALLWAY**

With doors leading to

**RECEPTION ONE**

Front aspect bay window, radiator and double doors opening to



**RECEPTION TWO**

Radiator, feature fireplace and French doors leading to the rear garden



**KITCHEN**

Modern kitchen with a range of base and eye level units, with appliances including fridge freezer, washing machine, gas hob and electric oven. Rear aspect window and door to the rear garden.

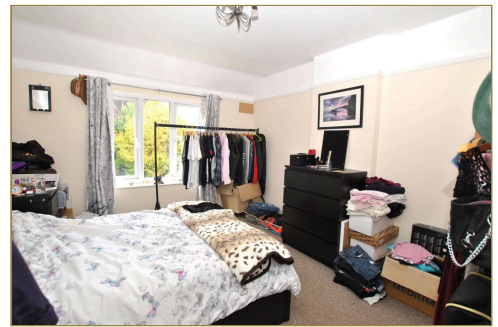
**BEDROOM ONE**

Double bedroom, front aspect window and radiator



**BEDROOM TWO**

Double bedroom, rear aspect window and radiator



**BEDROOM THREE**

Front aspect window and radiator



**CLOAKROOM**

Comprises low level wc



**BATHROOM**

Comprises basin and bath with shower over

**GARDEN**

Large rear garden mainly laid to lawn with patio area and shed



**PARKING**

Garage and off road parking for several cars

**SCHOOL CATCHMENT**

Wilson Primary  
Battle Primary  
The Wren School

**COUNCIL TAX**

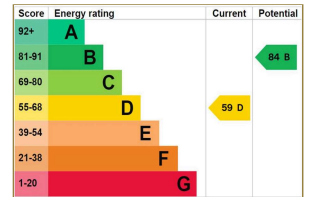
Band D

**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 £51,000 per annum,

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

To view the full EPC for this property, you can access the national database with the following web address:



Awaiting