

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**SOUTH VIEW AVENUE,
CAVERSHAM, RG4 5AB**

£2,650 pcm

Introducing this charming 5-bedroom semi-detached house boasting original features situated just an 8-minute walk from Caversham centre. Offered Part-Furnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £611.54 (based on the advertised rent), is required to reserve this property.

Deposit payable is £3,057.69 (based on the advertised rent)

EPC Rating: E - Council Tax Band: F

Please contact us for further information or visit our website www.farmeranddyer.com

HALLWAY

Radiator, two storage cupboards and doors leading to

**LOUNGE**

15'1 (4.6m) x 15'1 (4.6m)

Front aspect bay window, feature fireplace and radiator

**DINING ROOM**

12'6 (3.81m) x 11'4 (3.45m)

Side aspect window and radiator

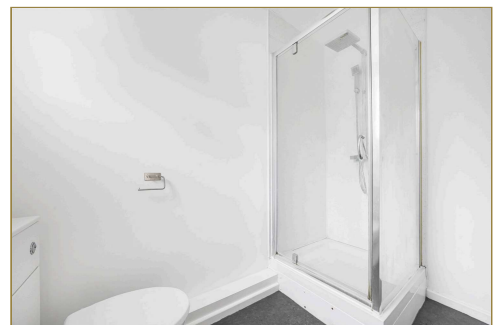
**KITCHEN**

11'6 (3.51m) x 11'4 (3.45m)

With a range of base and eye level units, side aspect window, two ovens and electric hob, side aspect window, radiator and door leading to the boot room and large pantry.

SHOWER ROOM

Comprises low level wc, basin and shower cubicle.



STAIRS TO FIRST FLOOR LANDING

BEDROOM THREE

15'1 (4.6m) x 12'4 (3.76m)

Front aspect windows, radiator and built in cupboard



BEDROOM FOUR

12'4 (3.76m) x 11'6 (3.51m)

Side aspect window, radiator and built in cupboard.



BEDROOM FIVE

11'6 (3.51m) x 11'6 (3.51m)

Rear aspect window, radiator and built in cupboard.



BATHROOM

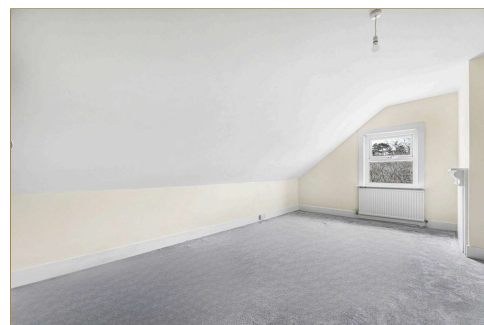
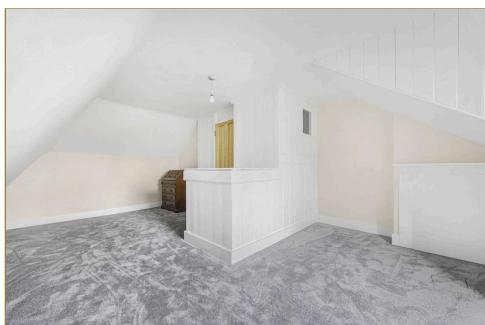
Comprises low level wc, basin, bath with shower over, radiator and side aspect window.

STAIRS TO SECOND FLOOR LANDING

BEDROOM ONE

21'6 (6.55m) x 13'9 (4.19m)

Front aspect windows



BEDROOM TWO

17'5 (5.31m) x 11'2 (3.4m)

Rear aspect window and radiator.



GARDEN

Large rear garden mainly laid to lawn with patio area



PARKING

Off road parking for one car

SCHOOL CATCHMENT

Thameside Primary School

Highdown Secondary School

COUNCIL TAX

Band F

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	46 E	
21-38	F		
1-20	G		

FLOORPLAN**Approximate Gross Internal Area 2137 sq ft - 198 sq m**

Ground Floor Area 754 sq ft – 70 sq m

First Floor Area 689 sq ft – 64 sq m

Second Floor Area 533 sq ft – 49 sq m

Outbuilding Area 161 sq ft – 15 sq m



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 £79,500 per annum