

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



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

**£2,500 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](http://www.farmeranddyer.com)  
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: F

Please contact us for further information or visit our website [www.farmeranddyer.com](http://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

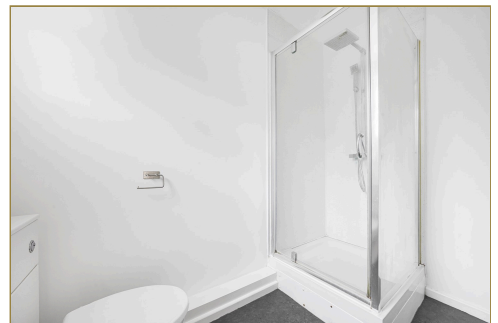
**KITCHEN**

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

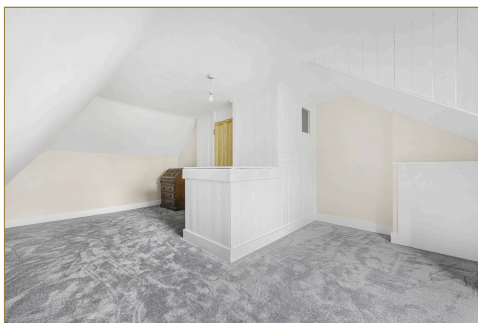
Comprises low level wc, basin, bath with shower over, radiator and side aspect window.

## 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