

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SHEEP WALK, EMMER GREEN READING, RG4 8NE £2,250 pcm

An excellent 4 bedroom family sized detached home located in a quiet cul de sac. The accommodation is set over 4 floors and includes cloakroom, living room, conservatory, kitchen/diner and lovely rear garden. Unfurnished. Available 20th June

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 £519.23 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2596.15 (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

ENTRANCE HALL

Front door, staircase to lower ground floor and first floor, door to utility room, door to kitchen/diner

UTILITY ROOM

6'11 (2.11m) x 5'11 (1.8m)

Door to outside, washing machine

CLOAKROOM

Side aspect window, low level w.c., wash hand basin

KITCHEN/DINER

23'4 (7.11m) x 18' (5.49m)

Dual aspect windows, sink unit with cupboard under, range of base and eye level units, cooker with extractor hood above, dishwasher, fridge/freezer

**STAIRCASE TO LOWER GROUND FLOOR HALLWAY**

Large storage cupboard, doors to garden, doors to

LIVING ROOM

16' (4.88m) x 9' (2.74m)

Side aspect window, access to conservatory, door to garden

CONSERVATORY

10' (3.05m) x 9'9 (2.97m)

With double doors to rear garden

**STUDY**

With double doors to rear garden



STAIRCASE TO FIRST FLOOR LANDING

BEDROOM ONE

14'5 (4.39m) x 11'11 (3.63m)

Rear aspect window, range of wardrobes

BEDROOM TWO

11'1 (3.38m) x 8'5 (2.57m)

Rear aspect window

STAIRCASE TO SECOND FLOOR LANDING

BEDROOM THREE

12'6 (3.81m) x 9'10 (3m)

Front aspect window

BEDROOM FOUR

9'11 (3.02m) x 8'9 (2.67m)

Front aspect window



BATHROOM

Front aspect window, low level w.c., wash hand basin in vanity unit, bath with shower over

REAR GARDEN

Good sized garden mainly laid to lawn



FRONT GARDEN

Garden area with shrubs and bushes, pathway leading to front door



GARAGE

Single up and over door

PARKING

Off road parking

CENTRAL HEATING

Gas fired central heating to radiators

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 £67,500 per annum.

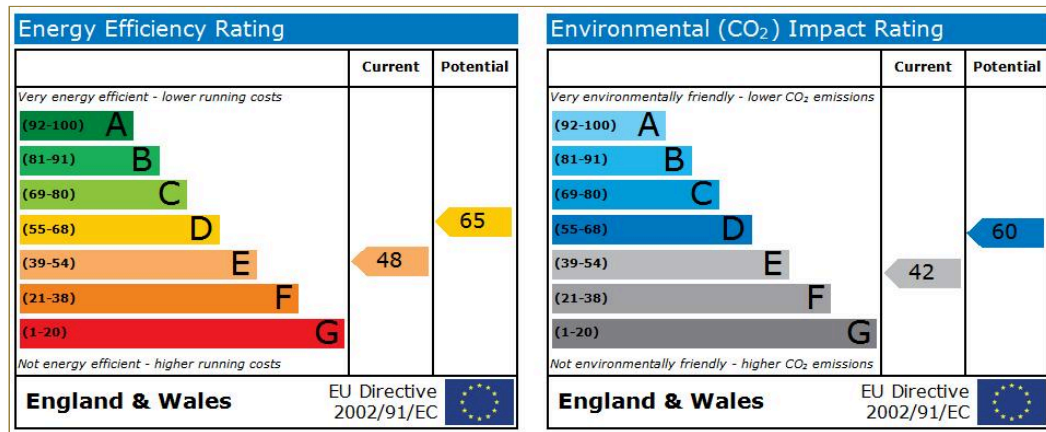
SCHOOL CATCHMENT

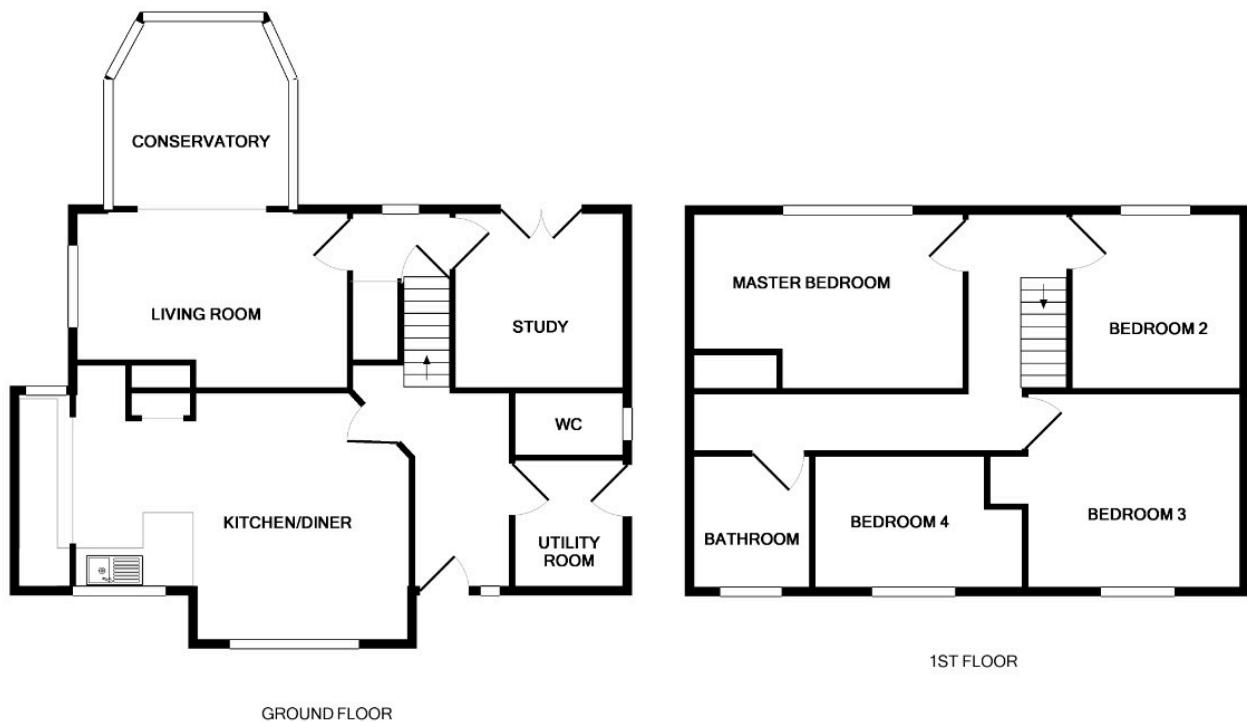
The Hill Primary School

Highdown Secondary School

COUNCIL TAX

Band F

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

FLOORPLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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