

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



PEPPARD ROAD, CAVERSHAM
READING, RG4 8UY
£2,995 pcm

An elegant double fronted four bedroom detached family home and occupying a magnificent, established and secluded garden within 1/2 mile of local shops on the cusp of the South Oxfordshire countryside. Unfurnished and available 1st August.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £691.15 (based on the advertised rent), is required to reserve this property.

Deposit payable is £3,4545.77 (based on the advertised rent)

EPC Rating: D - Council Tax Band: G

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

ENTRANCE

Covered entrance porch and paved step and hardwood front door to

SPACIOUS RECEPTION HALL

With twin front aspect leaded light windows, radiator, staircase to first floor and understairs storage cupboard

DINING ROOM / STUDY

Front aspect feature double glazed leaded light square bay window, radiator

**LIVING ROOM**

Elegant full length dual aspect room with front feature double glazed leaded light square bay window and rear double glazed French doors to patio and garden. With central tiled fireplace with hearth surround mantel, two wall light points, two radiators

**FITTED KITCHEN**

Fitted in light oak units comprising double bowl single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds, with appliances including - washing machine, tumble dryer, dishwasher, fridge, oven, hob and microwave. Rear aspect double glazed picture window overlooking garden, alcove area with radiator and larder cupboard.

**REAR LOBBY**

With kitchen side door

CLOAKROOM

With W.C., wash hand basin, rear aspect obscure double glazed window

STAIRCASE FROM RECEPTION HALL TO SPACIOUS FIRST FLOOR GALLARIED LANDING

With rear aspect double glazed picture window overlooking garden, built in double storage cupboard and further built in airing cupboard.

**BEDROOM ONE**

With front aspect double glazed leaded light window, and radiator, door to

**EN SUITE SHOWER ROOM**

Comprises low level wc, basin and walk in shower.

**BEDROOM TWO**

With front aspect feature double glazed leaded light bay window, radiator.

**BEDROOM THREE**

With rear aspect double glazed window, radiator.



BEDROOM FOUR

With front aspect double glazed leaded light window, radiator

**FAMILY BATHROOM**

Comprising bath, wash hand basin, W.C., tiled surrounds, heated towel rail, side aspect obscure double glazed window.

REAR GARDEN

At the rear of the property are most delightful, established extensive secluded gardens with large paved patio area adjacent to the property with lean to timber storage shed,



There is an adjacent lawned area to the patio area and steps leading down to the main lawned sunken garden with an abundance of mature flower specimen shrubs, trees and evergreens providing year round seclusion, enclosed by a mixture of timber and wired fencing, the gardens extend in excess of 130ft with timber shed.

OUTSIDE

The front of the property is entered via an in and out paved driveway providing parking for a number of vehicles with central lawned garden area with a mature cherry tree and specimen shrubs and evergreens together with low brick retained enclosure.

NB

The garage is excluded from the Let

SCHOOL CATCHMENT

Caversham Park Primary School

Highdown School and Sixth Form Centre

COUNCIL TAX

Band G

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 £89,850 per annum

FLOORPLAN

