

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**PATRICK ROAD, CAVERSHAM
READING, RG4 8DD**

£2,500 pcm

A stunning 4/5 bedroom townhouse, offering well proportioned accommodation over 3 floors & located in a quiet position backing onto Christchurch Playing Fields, within a short walk to Caversham Centre, River Thames, Reading town centre & mainline station. Unfurnished. Available 28th July 2025.

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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: C- Council Tax Band: F

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

FURTHER INFORMATION

Built by locally based builders of repute, T A Fisher, this property offers light and spacious accommodation as well as open views to the rear. This contemporary designed property includes a home entertainment network system, providing flexible distribution of TV/FM/DAB/Freeview & telephone signals through universal sockets throughout the property and is re-wired for multi room audio. Designed with quality fittings, it also comes with a NHBC warranty

RECEPTION HALL

Outside courtesy light, front door, radiator, staircase to first floor, internal door to garage

CLOAKROOM

Larger than average two piece suite comprising low level W.C., pedestal wash hand basin, built in storage cupboard, radiator, tiled floor, front aspect window

**KITCHEN/DINING ROOM**

9'11 (3.02m) x 9'8 (2.95m)

With granite worktops and range of units, built in 5-ring Bosch gas hob with stainless steel extractor hood over, built in Bosch double oven, integrated Bosch microwave, built in dishwasher, cupboard housing Potterton gas boiler, rear aspect window, overhead spotlights, tiled floor.



With rear views over parkland, French doors to decked balcony, radiator, TV point, door to

**FAMILY/DINING AREA**

15'8 (4.78m) x 10'3 (3.12m)

A super family/dining room with views over parkland, French doors to decked balcony, radiator, TV point, door to

UTILITY ROOM

Single drainer sink unit, worktop with cupboards below, built in washing machine and space for tumble dryer, radiator, tiled floor

STAIRCASE TO FIRST FLOOR LANDING

Radiator, built in cloaks/storage cupboard

LIVING ROOM

10'4 (3.15m) x 13'11 (4.24m)

Large rear aspect window overlooking parkland, feature stone fireplace with fitted gas fire, TV point, two radiators, overhead spotlights, French doors with glazed side panels leading to paved balcony with privacy screen and wrought iron railings

CLOAKROOM

Comprising low level W.C., pedestal wash hand basin with tiled surrounds, overhead spotlights

BEDROOM TWO/GUEST BEDROOM

10'3 (3.12m) x 9'6 (2.9m)

Front aspect window, built in double wardrobes with sliding doors, radiator, door to

**EN SUITE SHOWER ROOM**

Fitted to comprise three piece suite comprising inset wash hand basin with side plinth, W.C., fully tiled shower cubicle

BEDROOM FIVE/STUDY

9'8 (2.95m) x 7'7 (2.31m)

Front aspect window, radiator

**STAIRCASE TO SECOND FLOOR LANDING**

Access to insulated and boarded loft space with ladder, radiator, built in airing cupboard including shelving

BEDROOM ONE

14'7 (4.45m) x 11'7 (3.53m)

With French doors and Juliette balcony, TV point, doors to en suite and dressing room



DRESSING ROOM

6'9 (2.06m) x 5'5 (1.65m)

Walk in with hanging rails and storage, front aspect window, light

**EN SUITE SHOWER ROOM**

Four piece suite comprising double width shower, low level W.C., twin inset wash hand basins with side plinths and storage cupboards under, tiled floor, overhead spotlights

**FAMILY BATHROOM**

Three piece suite comprising panelled bath with shower attachment and screen, W.C., inset wash hand basin with side plinth, tiled floor, overhead spotlights, chrome towel rail

**BEDROOM THREE**

10'4 (3.15m) x 9'6 (2.9m)

Front aspect window, radiator, built in double wardrobe

**BEDROOM FOUR**

9'8 (2.95m) x 7'6 (2.29m)

Front aspect window, radiator



REAR GARDEN

Raised decking enclosed by wall and fencing and wrought iron railings with four steps leading to garden, hidden storage under decking, laid to lawn with pathway leading to rear gate, enclosed by panel fencing, outside water tap

**FRONT GARDEN**

Open plan garden with driveway for two vehicles

GARAGE

Up and over door, power and light, fusebox and meters

DRONE PICTURES

SCHOOL CATCHMENT

Thameside Primary School

Highdown Secondary School

COUNCIL TAX

Band F

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 £75,000 per annum.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2085-6070-2829-5401>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

