

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**ROTHERFIELD WAY, EMMER GREEN
READING, RG4 8PL**

£2,250 pcm

A four / five bedroom detached house boasting versatile living accommodation. Benefiting from being redecorated throughout. Offering off road parking for several cars and garage. Unfurnished and available now.

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

NB

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 £2,596.15 (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

HALLWAY

Entrance hall with laminate flooring, radiator, stairs to first floor landlord and doors leading to

**DINING ROOM / FAMILY ROOM / BEDROOM 5**

12'2 (3.71m) x 9'2 (2.79m)

Laminate flooring, front aspect window and radiator

**LOUNGE**

15'5 (4.7m) x 13'9 (4.19m)

Laminate flooring, radiator and French doors to the rear garden

**STUDY**

9' (2.74m) x 8' (2.44m)

Front aspect window, carpet and radiator



KITCHEN

15'5 (4.7m) x 12'2 (3.71m)

With a range of base and eye level units, gas hob, electric oven, fridge/freezer. Rear aspect window , radiator and door to rear garden.

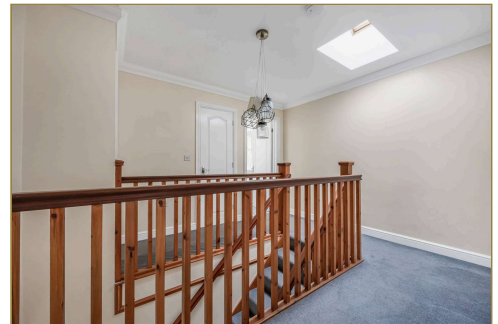


CLOAKROOM

Comprises low level wc, basin and radiator



STAIRS TO FIRST FLOOR LANDING



BEDROOM 1

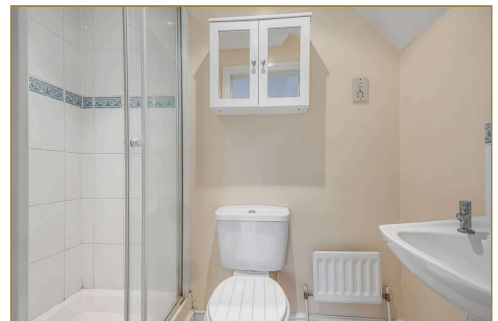
13'1 (3.99m) x 12'6 (3.81m)

Front aspect window, laminate flooring, radiator and door to



EN SUITE SHOWER ROOM

Comprises low level wc, basin, shower cubicle and radiator



BEDROOM 2

12'8 (3.86m) x 11'4 (3.45m)

Laminate flooring, radiator and rear aspect window



BEDROOM 3

11'10 (3.61m) x 8'6 (2.59m)

Brand new flooring, radiator and Velux windows



BEDROOM 4

11'10 (3.61m) x 8'6 (2.59m)

Carpet, front aspect window and radiator



BATHROOM

Comprises low level wc, basin and bath with shower over

GARAGE

18'8 (5.69m) x 9' (2.74m)

Garage and off road parking for several cars

GARDEN

Large rear garden with large patio area and separate grassed area



COUNCIL TAX

Band F

SCHOOL CATCHMENT

Caversham Primary School

Highdown School and Sixth Form Centre

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.

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		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only

**Approximate Gross Internal Area 1641 sq ft - 153 sq m
(Including Garage)**

Ground Floor Area 922 sq ft – 86 sq m

First Floor Area 719 sq ft – 67 sq m

