

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**EMM CLOSE  
WOKINGHAM, RG41 1HH  
£1,695 pcm**

An extended three bedroom end town house situated in the popular town of Wokingham, close to local schools and amenities. Includes cloakroom, living room, dining room, kitchen, family bathroom and garden. Offered part furnished or unfurnished. 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 £391.15 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1,955.77 (based on the advertised rent)

EPC Rating: C - Council Tax Band: C

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

uPVC part glazed front door through to

**ENTRANCE LOBBY**

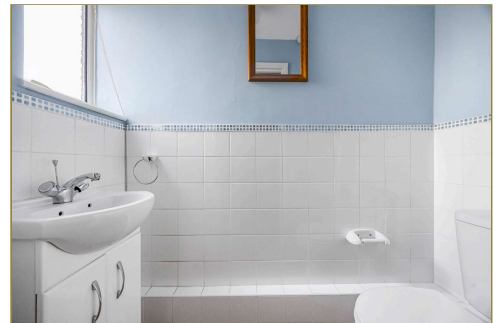
Laminate floor, cloaks hanging area, part glazed door to

**ENTRANCE HALL**

Stairs to first floor, understairs storage area, door to

**CLOAKROOM**

Low level w.c., wash basin set in vanity unit, front aspect obscure double glazed window

**LIVING ROOM**

17' (5.18m) x 11' (3.35m)

Feature fireplace with electric fire, side aspect double glazed window, twin archway through to

**DINING ROOM**

18'8 (5.69m) x 9'4 (2.84m)

Twin rear aspect double glazed windows overlooking garden, double glazed door to garden



### **KITCHEN**

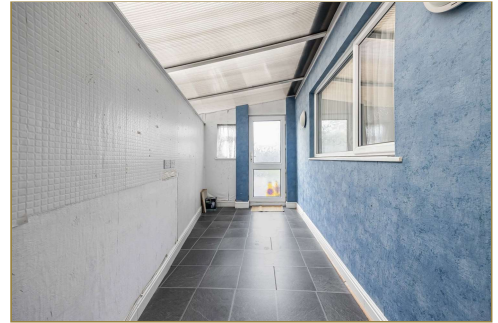
11'3 (3.43m) x 9'8 (2.95m)

Fitted to comprise range of base and eye level units, integrated appliances to include double oven, inset electric hob with extractor hood above, washing machine and fridge/freezer, front aspect double glazed window



### **UTILITY ROOM**

Double glazed door to rear garden



### **STAIRCASE TO FIRST FLOOR**

#### **BEDROOM ONE**

14'6 (4.42m) x 11'7 (3.53m)

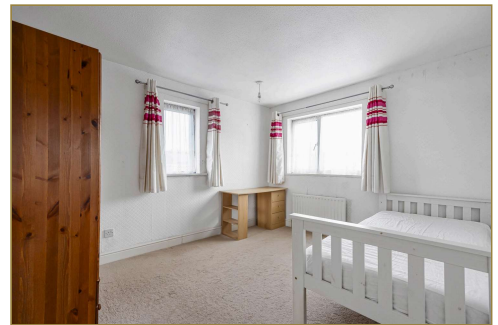
Rear aspect double glazed window, double fitted wardrobe with sliding doors



#### **BEDROOM TWO**

11'6 (3.51m) x 10' (3.05m)

Front aspect double glazed window





### **BEDROOM THREE**

10' (3.05m) x 9'1 (2.77m)

Front aspect double glazed window, built-in shelved cupboard



### **BATHROOM**

Rear aspect obscure double glazed window, panelled bath, shower cubicle with electric shower, pedestal wash hand basin, low level w.c., heated towel rail

### **REAR GARDEN**

Laid mainly to lawn with patio area, garden shed and side access gate



### **COUNCIL TAX**

Band C

### **SCHOOL CATCHMENT**

Emmbrook Primary School

St Crispins, Holt & Forest Secondary Schools

### **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 £50,850 per annum

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>	<b>72 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**FLOORPLAN**

**Approximate Gross Internal Area 1185 sq ft - 110 sq m**

Ground Floor Area 718 sq ft – 67 sq m

First Floor Area 467 sq ft – 43 sq m

