

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



YARNTON CLOSE, EMMER GREEN READING, RG4 8UW

£2,500 pcm

An elegant cottage-style detached family residence occupying a corner position in a highly sought after Emmer Green cul de sac, close to all local amenities including shops, schools. Benefiting from a 24ft living area and four double bedrooms. Offered unfurnished and available 7th August.

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 £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: D Council Tax Band: F

Please contact us for further information or visit our website

COVERED ENTRANCE PORCH

Front door through to

RECEPTION HALL

Radiator, staircase to first floor, understairs storage cupboard, meter cupboard

SHOWER ROOM

Low level w.c., pedestal wash hand basin, shower cubicle, front aspect obscure double glazed window

**L-SHAPED LIVING/DINING ROOM**

24'1 (7.34m) x 22'10 (6.96m)

Naturally segregated with large triple aspect living room, side feature bay window, 2 radiators, brick fireplace with display plinth & fitted gas fire, 2 wall light points

**DINING AREA**

Opening on to dining area with rear aspect double glazed window, radiator

**KITCHEN**

10'3 (3.12m) x 9'4 (2.84m)

Modern Kitchen with a range of base and eye level units with appliances including gas hob, split level double oven, dishwasher, radiator, side aspect double glazed window, through to



UTILITY ROOM

Housing washing machine and fridge/freezer, side aspect double glazed window, wall mounted gas boiler, door to garden

**STAIRS TO FIRST FLOOR LANDING**

With radiator, access to loft space above, built-in linen cupboard

BEDROOM ONE

12'8 (3.86m) x 11'10 (3.61m)

Rear aspect double glazed window, radiator, twin double built-in wardrobes with cupboard space above

**BEDROOM TWO**

12' (3.66m) x 9'9 (2.97m)

Front aspect double glazed window, radiator, built-in double wardrobe with cupboard space above

**BEDROOM 3**

11'3 (3.43m) x 9'1 (2.77m)

Front aspect double glazed window, radiator, built-in wardrobe



BEDROOM FOUR

9'10 (3m) x 9' (2.74m)

Rear aspect double glazed window, radiator

**BATHROOM**

Comprising twin grip bath with inset wash hand basin and cupboard below, low level w.c., separate fully tiled shower cubicle, contrasting tiled walls, side aspect obscure double glazed window, heated towel rail

REAR GARDEN

At the rear of the property is a wide corner plot garden, laid to lawn with large paved patio area adjacent to the property, fully enclosed by panel fencing, rear access to garage

**FRONT AND SIDE GARDEN**

The lawned garden extends to the side of the property. The front of the property is accessed via tarmac driveway leading to covered carport and in turn detached garage and further off road parking,

GARAGE

With single up and over door, power and light

SCHOOL CATCHMENT

Emmer Green Primary School

Highdown Secondary School

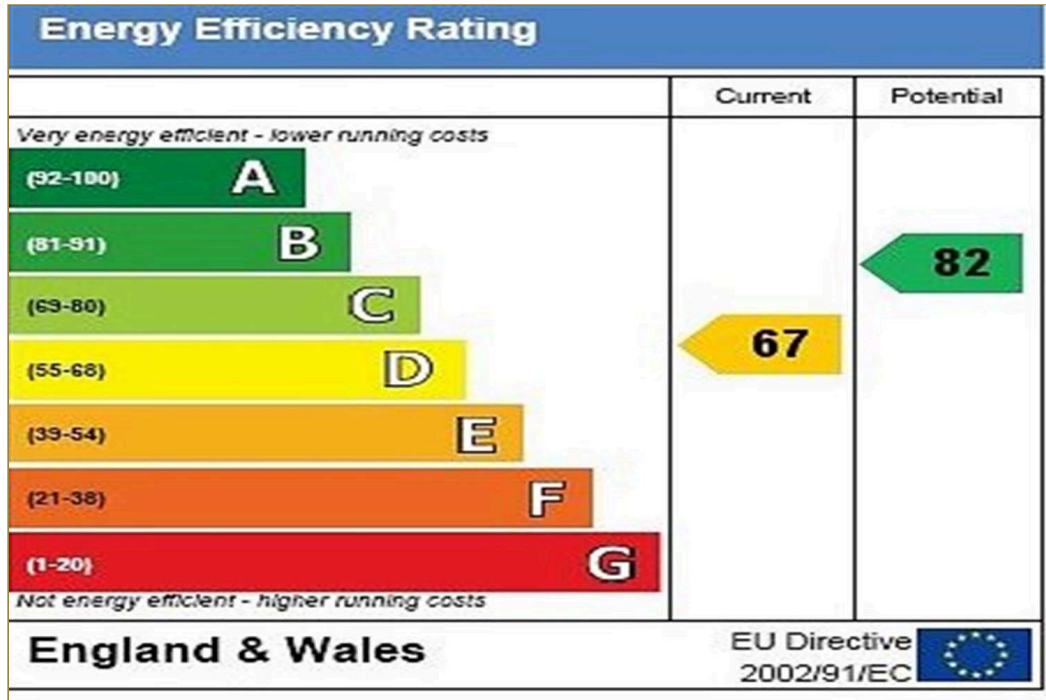
COUNCIL TAX

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 £82,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



FLOORPLAN

