

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**TILEHURST ROAD,
READING, RG30 2NA**

£1,650 pcm

This well-presented property has been recently redecorated and re-carpeted, offering a fresh and inviting living space. Comprising three bedrooms, a spacious reception room, and bathroom. Offering off road parking for several cars and mature rear garden. Offered unfurnished and available immediately

Early viewing is highly recommended to avoid disappointment.

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 £380.77 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1903.85 (based on the advertised rent)

EPC Rating: D - Council Tax Band: D

Please contact us for further information or visit our website

ENTRANCE HALL

With front aspect window,, storage cupboard, radiator, side door to garden and doors leading to;

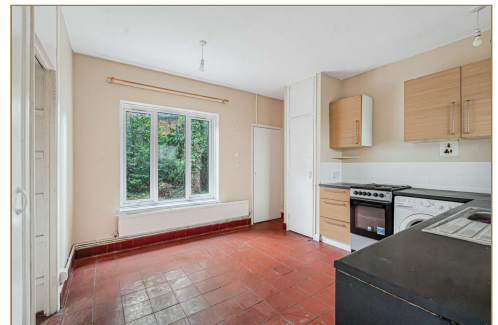
CLOAKROOM

Comprises low level wc and radiator

**KITCHEN**

13'4 (4.06m) x 12'2 (3.71m)

With a range of base and eye level units, with appliances including electric cooker, washing machine and fridge. Two storage cupboards, radiator, side aspect window and radiator.

**LIVING ROOM**

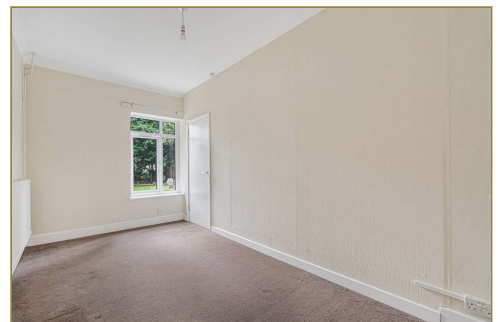
15'0 (4.57m) x 14'1 (4.29m)

Dual aspect windows, radiator and feature fireplace. Door to:

**BEDROOM THREE**

15'0 (4.57m) x 7'7 (2.31m)

Radiator and rear aspect window



BEDROOM 1

14'0 (4.27m) x 11'11 (3.63m)

Rear aspect window and radiator



BEDROOM 2

13'5 (4.09m) x 10'4 (3.15m)

Rear aspect window, radiator and built in storage cupboard

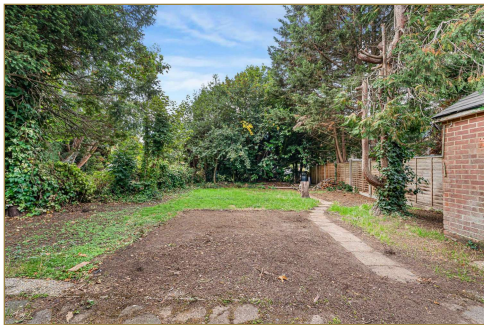


BATHROOM

Comprises basin and bath with shower over.

GARDEN

Large rear mature rear garden with outhouse



PARKING

Off road parking for several cars

COUNCIL TAX

Band D

SCHOOL CATCHMENT

Wilson Primary

Battle Primary

The Wren School

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 £49,500 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		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

For guidance only

**Approximate Gross Internal Area 1079 sq ft - 100 sq m
(Excluding Outbuilding)**

Outbuilding Area 58 sq ft - 5 sq m

