

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MAYFIELD DRIVE, CAVERSHAM READING, RG4 5JT £1,995 pcm

A superbly presented and extended three bedroom bay fronted semi detached with well maintained rear garden, off road parking for one car, positioned in a well regarded crescent approx. 1 mile from central Caversham and under 1.5 miles from Reading station.. Offered to the market unfurnished and available end September.

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 £253.85 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1269.23 (based on the advertised rent)

EPC Rating: C- Council Tax Band: A

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

HALLWAY

With laminate flooring, two storage cupboards, radiator and doors to:

**LIVING AREA**

13'7 (4.14m) x 11'1 (3.38m)

Front aspect window, radiator, laminate flooring and feature fireplace.

**KITCHEN / DINING AREA**

19'2 (5.84m) x 11'4 (3.45m)

Modern kitchen area with integrated oven and microwave, gas hob, built in dishwasher. Laminate flooring, side aspect window and side door.

**FAMILY AREA**

9'11 (3.02m) x 11'11 (3.63m)

Laminate flooring, radiator, dual aspect windows, and French doors to rear garden



STAIRS TO FIRST FLOOR LANDING



BEDROOM 1

13'6 (4.11m) x 11'1 (3.38m)

Front aspect window, radiator, with built in wardrobes



BEDROOM 2

11'1 (3.38m) x 9'3 (2.82m)

Rear aspect window radiator and built in cupboard



BEDROOM 3

8'4 (2.54m) x 6'11 (2.11m)

Front aspect window and radiator



BATHROOM

Comprises low level wc, basin and bath with shower over.



GARDEN

Private garden with patio areas and access to the allotments at the rear

**DRIVEWAY**

Off road parking

SCHOOL CATCHMENT

Micklands Primary School

Highdown Secondary School

COUNCIL TAX

Band C

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 £59,850 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN
For guidance only

Approximate Gross Internal Area 935 sq ft – 86 sq m
Ground Floor Area 532 sq ft – 49 sq m
First Floor Area 403 sq ft – 37 sq m

