

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



MARDY, CAVERSHAM HEIGHTS READING, RG4 7NY

£2,750 pcm

****LET PRIOR TO MARKETING****Farmer & Dyer - A particularly spacious five bedroom detached modern residence, in a favoured peaceful cul de sac with delightful south-west facing secluded garden, 4 reception rooms plus conservatory, in the heart of Caversham Heights. UNFURNISHED & AVAILABLE NOW

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

PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £634.62 (based on the advertised rent), is required to reserve this property.

Deposit payable is £3,173.08 (based on the advertised rent)

EPC Rating: D - Council Tax Band: G

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

HALLWAY

With staircase to first floor, understairs alcove area & doors leading to:

CLOAKROOM

Comprising w.c., wash hand basin, radiator, front aspect obscure double glazed window

RECEPTION ROOM ONE

Rear aspect double glazed sliding patio doors to garden, 2 radiators, double doors to reception hall and also double doors to dining room

RECEPTION ROOM TWO

Front aspect double glazed window, radiator, double doors to living room

**STUDY**

Rear aspect double glazed window, radiator

FAMILY ROOM

Front aspect double glazed window, twin electric heaters, internal access to garage

KITCHEN

Well fitted comprising single drainer 1.5 bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floorstanding and wall mounted eye level units, worktops, tiled surrounds, inset 4-ring gas hob with stainless steel splashback, extractor hood above, split-level integrated double oven, integrated fridge/freezer and dishwasher, concealed lighting. NB. Please the landlord will not be providing a washing machine or tumble dryer

**BREAKFAST AREA**

Breakfast area - with room for table and chairs, radiator, rear aspect double glazed window, door to

CONSERVATORY

Excellent addition with brick base construction, double glazed windows, underfloor heating, radiator, power and light, double glazed French doors to garden

**UTILITY ROOM**

Comprising low level base unit with plumbing for a washing machine.

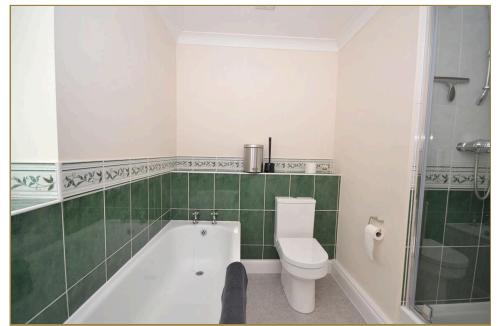
NB. Please the landlord will not be providing a washing machine or tumble dryer

BEDROOM 1

Rear aspect double glazed window, radiator, twin built-in double wardrobes, door to

**EN-SUITE**

Four piece white suite comprising steel panelled bath, wash hand basin, w.c., separate fully tiled shower cubicle, radiator, matching tiled walls, side aspect obscure double glazed window

**BEDROOM TWO**

Front aspect double glazed window, radiator



BEDROOM THREE

Rear aspect double glazed window, built-in wardrobe

**BEDROOM FOUR**

Dual aspect double glazed windows, 2 radiators

**BEDROOM FIVE**

Front aspect double glazed window, radiator

**FAMILY BATHROOM**

Four piece white suite comprising steel panelled bath, wash hand basin, w.c., separate fully tiled shower cubicle, contrasting tiled walls, radiator, front aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a delightful, established and secluded garden with a south-westerly aspect, large cobble-paved patio area adjacent to the property and conservatory, meandering pathway and circular cobble-patio area to the rear, surrounded by a vast array of mature flowers, shrubs, trees and evergreens providing year round privacy and seclusion, raised brick enclosed beds and central lawn garden area, maturing cherry trees, timber fencing. There is also a high quality timber shed with light and power, access either side of the property from front to rear via wooden gates. The garden extends approximately 50ft square.



FRONT GARDEN

The front of the property is entered via tarmac driveway with off road parking for 4 vehicles and leading to integral garage. There is a separate block-paved pathway to front door, lawn front garden area with raised brick enclosed beds of shrubs

PARKING

Garage & driveway

SCHOOL CATCHMENT

The Hill Primary School Emmer Green Primary School The Heights Primary School Highdown Secondary School

COUNCIL TAX

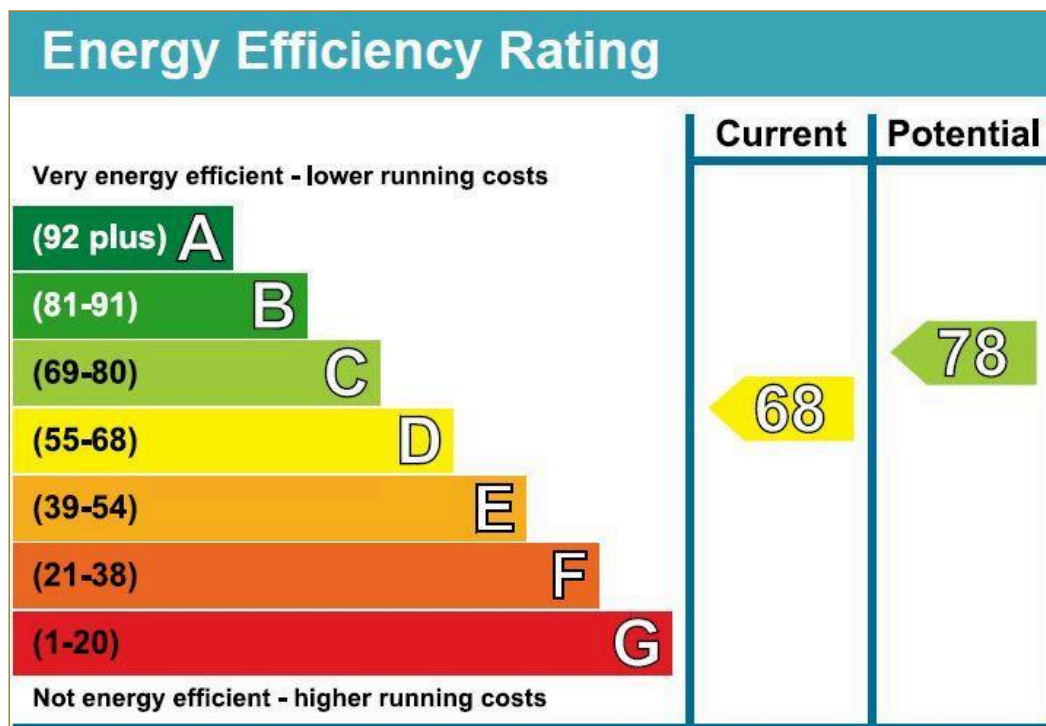
Band G

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

SOCIAL MEDIA

Find out about local news, our views and all things property on our facebook and twitter pages.

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

The image displays two architectural floor plans for a house. The top plan is the Ground Floor, and the bottom plan is the 1st Floor.

GROUND FLOOR

The Ground Floor plan shows a central hallway with a staircase leading up. To the left of the hallway is a Utility Room and a Kitchen. To the right is a Study and a Living Room. Below the Living Room is a Dining Room. At the bottom left is an Integral Garage, and at the bottom right is a Family Room. A Conservatory is attached to the top left. A bathroom is located near the bottom center, adjacent to the staircase.

1ST FLOOR

The 1st Floor plan shows four Bedrooms. A central staircase leads up from the ground floor. A Bathroom is located near the bottom center, adjacent to the staircase. A Dressing Room is located near the top right, adjacent to one of the bedrooms. A small utility area with a toilet and sink is located near the bottom center, adjacent to the staircase.