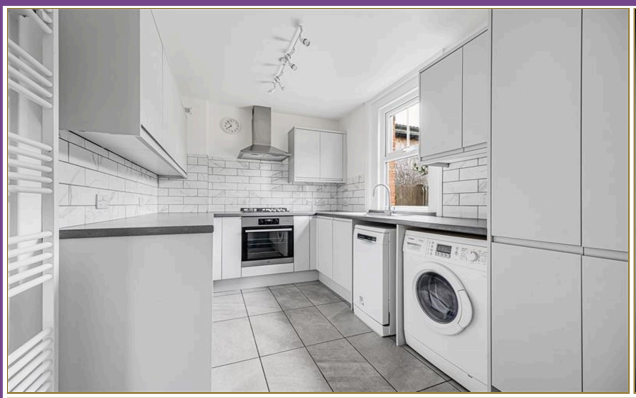
FARMER & DYER

RESIDENTIAL SALES & LETTINGS







PEPPARD ROAD, SONNING COMMON
READING, RG4 9SU

£2,250 pcm

A rarely available detached house in a desirable area of Sonning Common. Boasting three double bedrooms, two bathrooms and two/three reception rooms. Enclosed rear garden, off road parking and garage.

Offered the to market unfurnished and available now.

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

SITUATION
Sonning Common is a vibrant village in South Oxfordshire situated approximately 4 miles north of Reading and 6 miles west of Henley-on-Thames.

PLEASE NOTE
Rent excludes the tenancy deposit and any other permitted payments.
A holding sum of £519.23 (based on the advertised rent), is required to reserve this property.
Deposit payable is £2596.15 (based on the advertised rent)
EPC Rating: D - Council Tax Band: F
Please contact us for further information or visit our website www.farmeranddyer.com

HALLWAY / STUDY
15'9 (4.8m) x 14'1 (4.29m)
Front aspect window, radiator and door to




LOUNGE
18'6 (5.64m) x 12'4 (3.76m)
Front aspect window, radiator, built in shelves, feature fireplace and door to:

NB. The fireplace is not for use




DINING ROOM
16'1 (4.9m) x 11'10 (3.61m)
Dual aspect windows, radiator, under stair storage cupboard, door to rear garden, feature fireplace, stairs to first floor landing and door to

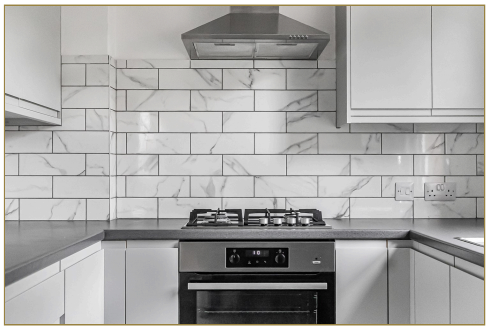
NB. The fireplace is not for use




KITCHEN

12'8 (3.86m) x 7'10 (2.39m)

Modern kitchen with a range of base and eye level units, appliances include washer/dryer, dishwasher, gas oven and electric hob. Rear aspect window.





STAIRS TO FIRST FLOOR LANDING



BEDROOM ONE

20' (6.1m) x 12'3 (3.73m)

Front aspect window, radiator and built in storage cupboard.



BEDROOM TWO

12'6 (3.81m) x 12'2 (3.71m)

Front aspect windows and radiator



BEDROOM THREE
11'10 (3.61m) x 9'4 (2.84m)
Rear aspect window, radiator and door to



EN SUITE SHOWER ROOM
Comprises low level wc, basin, shower cubicle, rear aspect window and radiator.



FAMILY BATHROOM
Comprises low level wc, basin, bath with shower over, cupboard housing gas boiler, rear aspect window and radiator.

GARDEN
Rear garden mainly laid to lawn with patio area, with side gate to





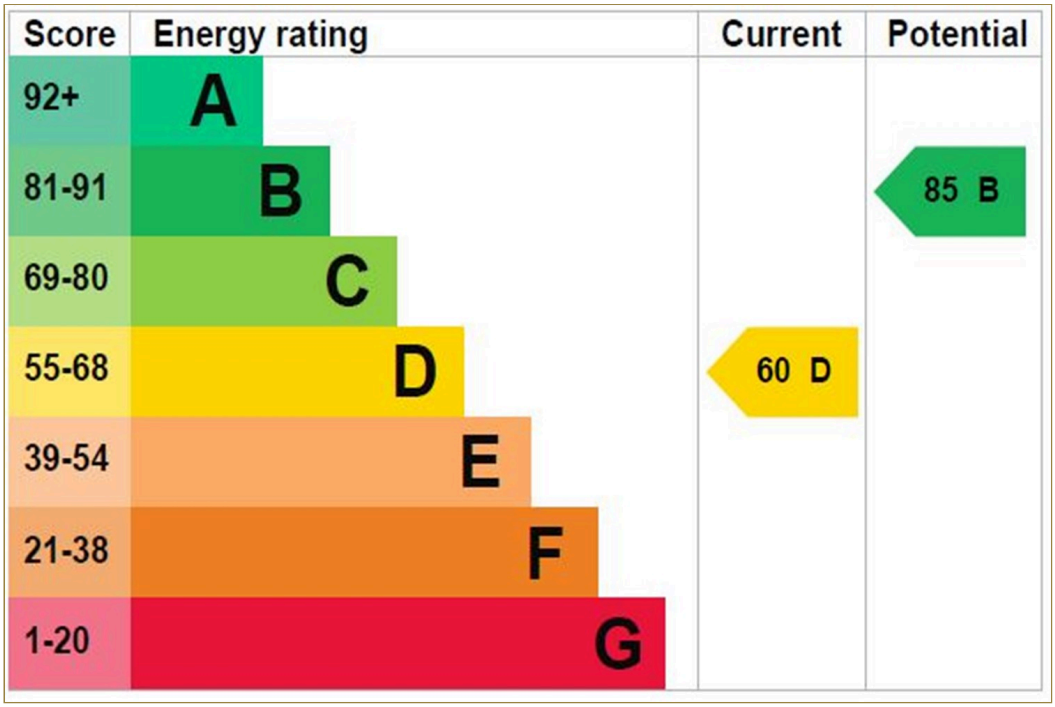
PARKING AND GARAGE
Off road parking for several cars and garage

COUNCIL TAX
Band F

SCHOOL CATCHMENT
Sonning Common Primary School
Peppard Church of England Primary School
Maiden Erleigh Chiltern Edge Secondary 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 £67,500 per annum

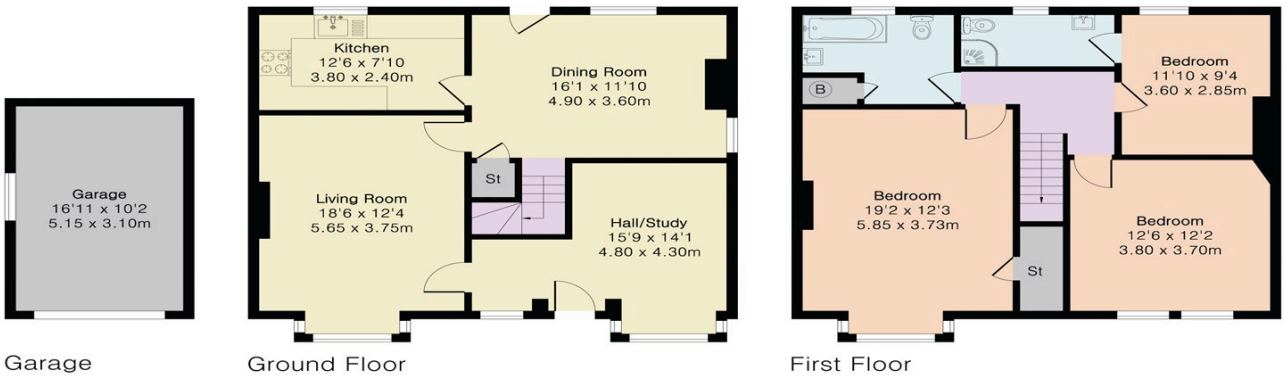
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT



FLOORPLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 1592 sq ft - 147 sq m
(Including Garage)
Ground Floor Area 715 sq ft – 66 sq m
First Floor Area 705 sq ft – 65 sq m
Garage Area 172 sq ft – 16 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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