

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



5 ELMLEIGH COURT, CAVERSHAM READING, RG4 5EE

£1,995 pcm

Offered to the market this super three bedroom link detached house situated in a quiet cul de sac within walking distance of Caversham and Reading centres and Reading mainline railway station.

Offering modern kitchen with appliances, living room, conservatory, two bathrooms. Off road parking, garage and rear garden. Part-furnished & Available 23rd March

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 £460.38 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2301.92 (based on the advertised rent)

EPC Rating: C- Council Tax Band: E

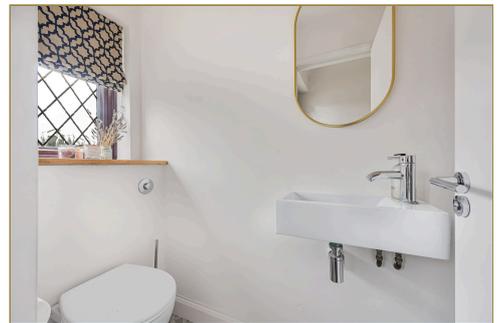
Please contact us for further information or visit our website www.farmeranddyer.com

HALLWAY

Spc vinyl laminate flooring, radiator, stairs to first floor landing and door leading to:

**CLOAKROOM**

Comprises low level wc, basin and radiator

**KITCHEN**

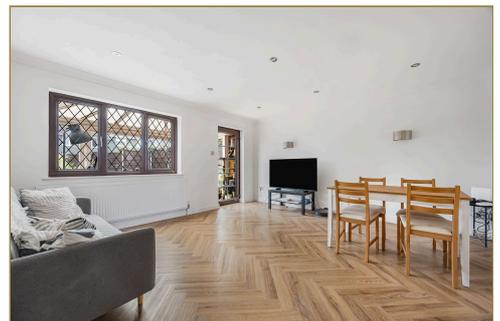
12'7 (3.84m) x 7'8 (2.34m)

With a range of base and eye level units, appliances including fridge, freezer, washing machine, dishwasher, gas hob and electric oven. Tiled flooring, front aspect window and side door.

**LIVING ROOM**

14'6 (4.42m) x 14'6 (4.42m)

Spc vinyl laminate flooring, radiator, rear aspect window and door to:



CONSERVATORY

7'10 (2.39m) x 14'1 (4.29m)

Tiled flooring and patio doors .



BEDROOM 1

9'3 (2.82m) x 10'9 (3.28m)

Engineered wooden flooring , radiator, front aspect window and built in wardrobes



EN SUITE SHOWER ROOM

Comprises low level wc, basin, shower cubicle and window.

BEDROOM 2

8'4 (2.54m) x 7'7 (2.31m)

Spc vinyl laminate flooring, radiator and rear access window



BEDROOM 3

8'4 (2.54m) x 7'6 (2.29m)

Spc vinyl laminate flooring, radiator and rear access window



FAMILY BATHROOM

Comprises low level wc, basin and bath



REAR GARDEN

Mainly laid to lawn with patio area



PARKING AND GARAGE

Driveway parking for two cars and garage

SCHOOL CATCHMENT

Micklands Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band E

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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

