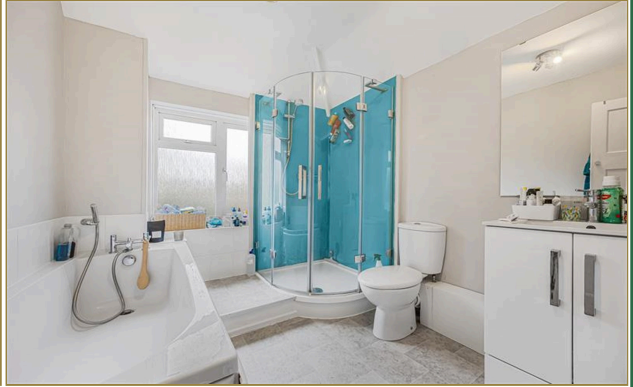


# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **WOODCOTE WAY, CAVERSHAM READING, RG4 7HE**

**£2,950 pcm**

A five bedroom character 1930's property, situated on a popular residential road within Caversham Heights. The accommodation comprises: entrance hall, bay fronted sitting room, dining room, cloakroom, utility room, separate WC, 5 bedrooms modern family bathroom and shower room, shower. Off road parking for several cars and garage. Offered unfurnished and available now.

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB  
T 0118 946 1800 W [www.farmeranddyer.com](http://www.farmeranddyer.com)  
E [info@farmeranddyer.com](mailto:info@farmeranddyer.com)

**PLEASE NOTE**

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £680.77 (based on the advertised rent), is required to reserve this property.

Deposit payable is £3403.85 (based on the advertised rent)

EPC Rating: C- Council Tax Band: E

Please contact us for further information or visit our website

**ENTRANCE HALL**

Storage cupboard, stairs leading to first floor landing, radiator and doors leading to

**LOUNGE**

15'9 (4.8m) x 12'0 (3.66m)

Radiator and front aspect bay window

**DINING ROOM**

15'7 (4.75m) x 10'5 (3.18m)

Radiator, rear aspect window and French doors to rear garden

**KITCHEN**

10'2 (3.1m) x 9'0 (2.74m)

Modern kitchen with a range of base and eye level units with electric range style cooker including, radiator, rear aspect units and door to

**UTILITY ROOM**

14'1 (4.29m) x 9'2 (2.79m)

With a range of base and eye level units, appliances including washing machine, dishwasher and American style fridge / freezer. Rear aspect window and door to rear garden.



### **CLOAKROOM**

Comprises low level wc and basin



### **FIRST FLOOR LANDING**

First floor landing with doors leading to



### **BEDROOM 1**

15'7 (4.75m) x 11'7 (3.53m)

Front aspect window, radiator and wardrobes



### **BEDROOM 2**

12'2 (3.71m) x 11'7 (3.53m)

Radiator, rear aspect window and airing cupboard



### **FAMILY BATHROOM**

Comprises low level wc, basin, bath and shower cubicle. Rear aspect window

**BEDROOM 3**

13'9 (4.19m) x 9'2 (2.79m)

Radiator, side and rear aspect windows



**BEDROOM 4**

10'8 (3.25m) x 9'1 (2.77m)

Radiator, front aspect bay window and side aspect window



**BEDROOM FIVE**

7'1 (2.16m) x 7'7 (2.31m)

Radiator, front access bay window and built in cupboard



**SHOWER ROOM**

Comprises low level wc, basin and shower cubicle



**REAR GARDEN**

Large rear garden mainly laid to lawn with patio area



**DRIVEWAY**

Off road parking for several cars

**GARAGE**

16' (4.88m) x 9'1 (2.77m)

Large garage with inter door to the house and side external door to the garden

**SCHOOL CATCHMENT**

The Heights 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 £88,500 per annum.

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

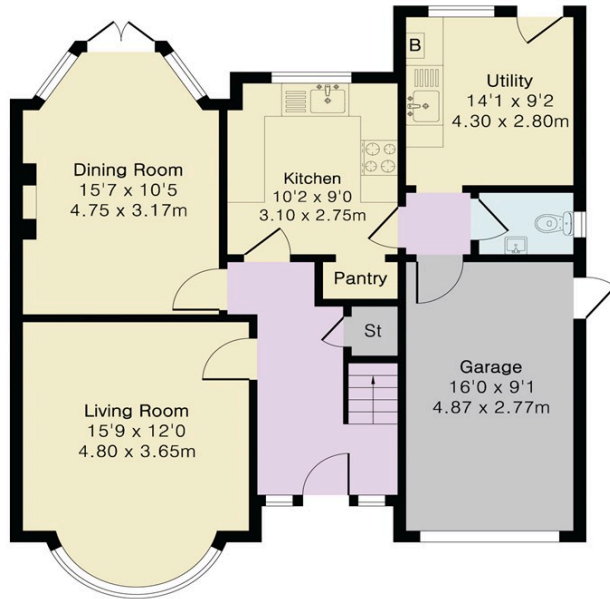
# FLOORPLAN

For guidance only

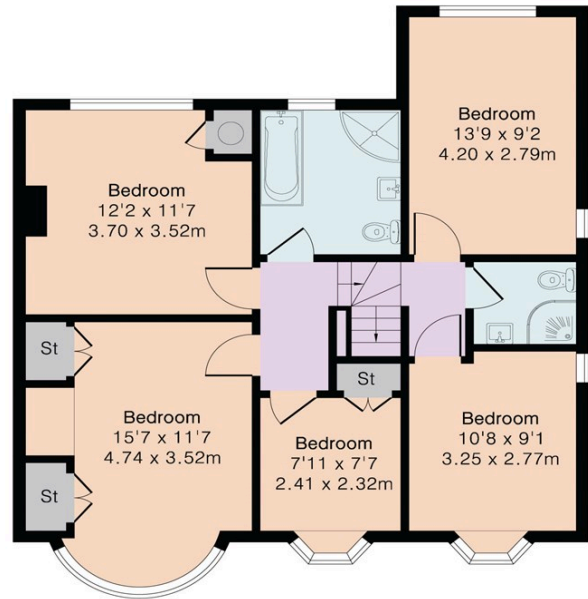
**Approximate Gross Internal Area 1621 sq ft - 151 sq m  
(Including Garage)**

Ground Floor Area 816 sq ft – 76 sq m

First Floor Area 805 sq ft – 75 sq m



Ground Floor



First Floor