

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**HEMDEAN HILL,  
CAVERSHAM, RG4 7SB**

**£1,900 pcm**

We are delighted to present this stunning three-bedroom semi-detached house situated on Hemdean Hill, conveniently located for Central Caversham. The property offers 24ft living room and 20ft kitchen / diner with modern appliances, south facing rear garden and on road permit parking. Offered to the market part furnished and available 9th Feb

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 £438.46 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2192.31 (based on the advertised rent)

EPC Rating: D - Council Tax Band: D

Please contact us for further information or visit our website

**HALLWAY**

Herringbone pattern flooring and doors leading to

**LIVING ROOM**

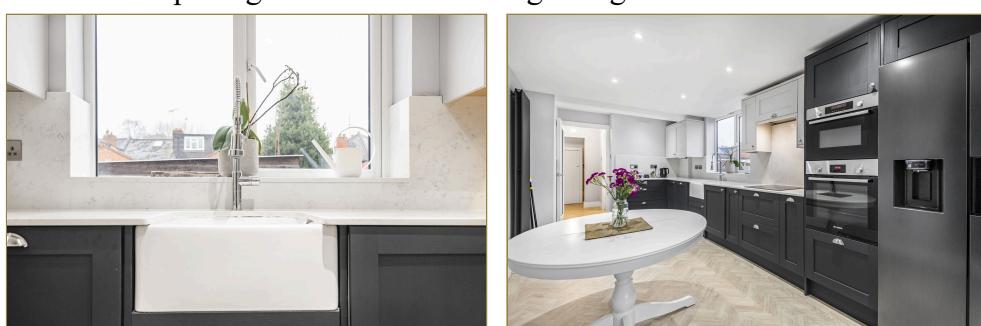
24'3 (7.39m) x 11'11 (3.63m)

24ft living room front aspect bay window, Herringbone pattern flooring, feature fireplace, radiators and rear aspect window.

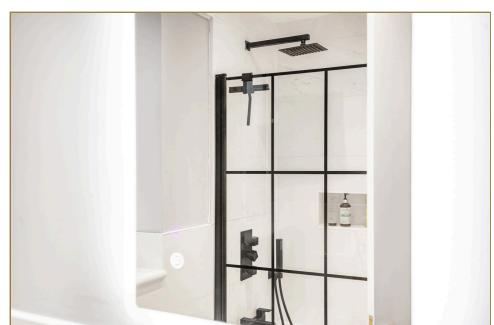
**KITCHEN / DINER**

20'9 (6.32m) x 9'1 (2.77m)

Modern kitchen with a range of base and eye level units with appliances including American style fridge / freezer, two electric ovens, electric hob, washing machine and dishwasher. Side aspect window, radiator and bi-fold doors opening onto the south facing rear garden.

**FAMILY BATHROOM**

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



**BEDROOM ONE**

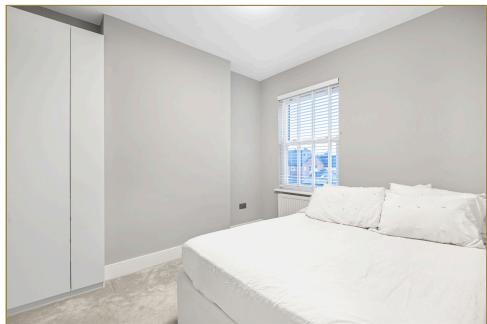
15'6 (4.72m) x 10'10 (3.3m)

Front aspect windows and radiator

**BEDROOM TWO**

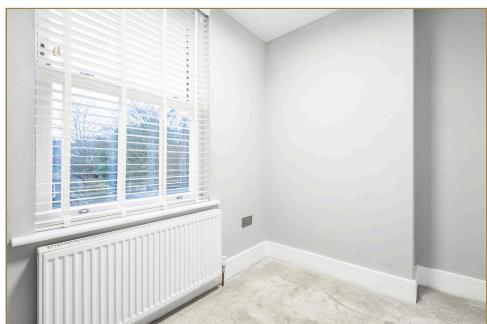
10'7 (3.23m) x 9'9 (2.97m)

Rear aspect window and radiator

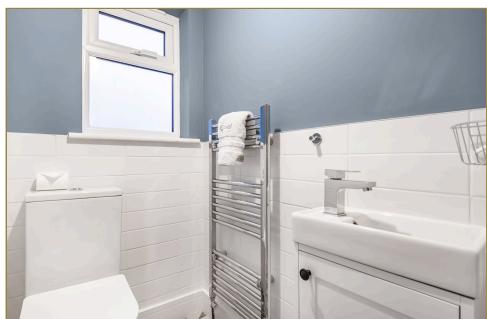
**BEDROOM THREE**

9'0 (2.74m) x 6'8 (2.03m)

Rear aspect window and radiator

**FIRST FLOOR WC**

Comprises low level wc and basin

**REAR GARDEN**

South facing rear garden mainly laid to lawn with patio area



**PARKING**

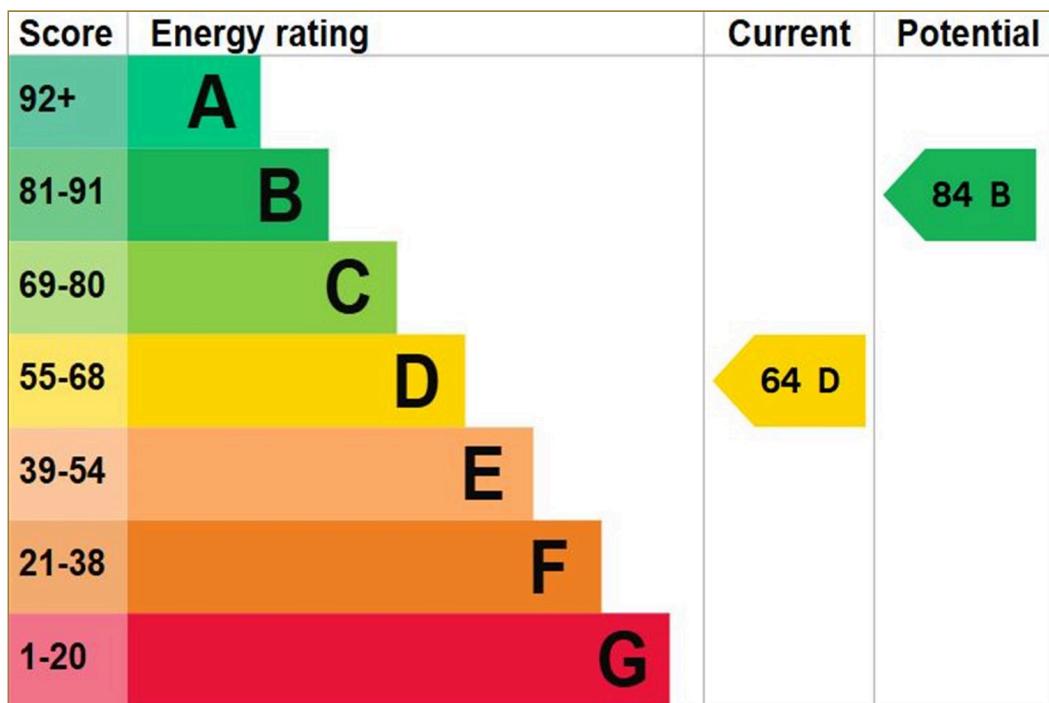
On road permit parking

**SCHOOL CATCHMENT**

Caversham Primary School  
Thameside Primary School  
Highdown School and Sixth Form Centre

**COUNCIL TAX**

Band D

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT****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 £57,000 per annum

**FLOORPLAN****Approximate Gross Internal Area 1029 sq ft - 96 sq m**

Ground Floor Area 590 sq ft - 55 sq m

First Floor Area 439 sq ft - 41 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.

**FARMER & DYER**  
RESIDENTIAL SALES & LETTINGS