

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

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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

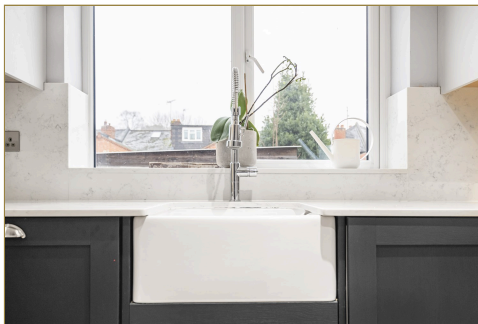
24'3 (7.39m) x 11'11 (3.63m)

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

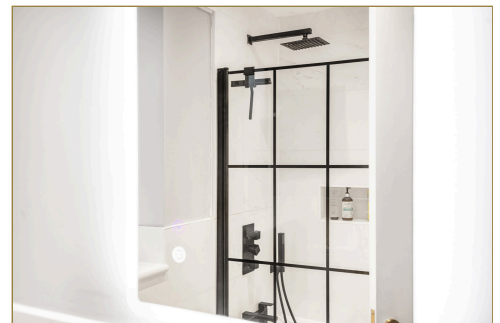
**KITCHEN / DINER**

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

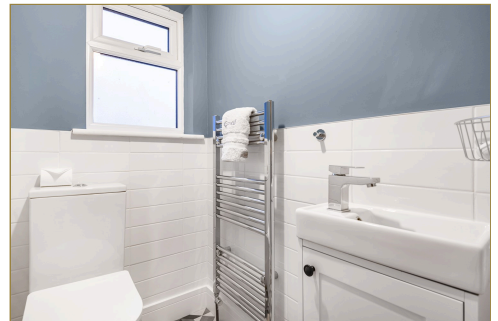
9'0 (2.74m) x 6'8 (2.03m)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	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 £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.

