

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **LITTLE WOODCOTE CLOSE, CAVERSHAM, RG4 7BX**

**£2,950 pcm**

An immaculately presented five bedroom link detached situated in sought after Caversham Heights with views over Mapledurham Playing Fields. Offering lounge, open plan kitchen / dining / family room with bi-fold doors opening onto the rear garden, utility room and three bathrooms. Offered to the market unfurnished and available 8th April.

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**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: D

Please contact us for further information or visit our website

**HALLWAY**

Entrance hall, wooden flooring, stairs to first floor landing and door leading to:

**LOUNGE**

Front aspect window, radiator, wooden flooring, door leading to:

**KITCHEN AREA**

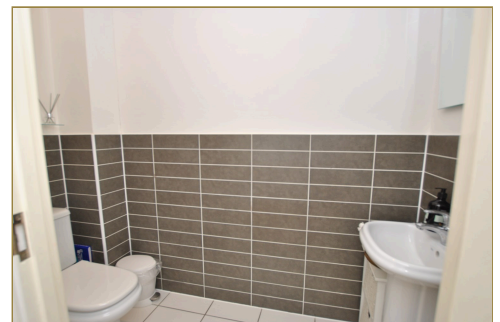
Modern kitchen area with a range of eye level and base level units with appliances including gas hob, electric oven, dishwasher and fridge freezer.

**DINING / FAMILY ROOM**

Spacious dining / family room with laminate flooring, Bi-fold doors opening to the rear garden.

**DOWNSTAIRS WC**

Comprises low level wc and basin.



### **UTILITY ROOM**

Appliances including washing machine, tumble dryer, built in cupboards offer ample storage. Door to garage which has been reduced in size and can be used for storage.



### **BEDROOM TWO**

Double bedroom, radiator, front aspect window and door to:



### **EN-SUITE SHOWER ROOM**

Comprises low level wc, basing and shower cubicle.



### **BEDROOM THREE**

Double bedroom. radiator, rear aspect window.



### **BEDROOM FOUR**

Double bedroom, front aspect window and radiator



**BEDROOM FIVE**

Single bedroom, radiator and rear aspect window.

**FAMILY BATHROOM**

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



**BEDROOM ONE**

Spacious double bedroom, ample storage, radiator and large rear aspect window with views over the Mapledurham Playing Fields.



**ENSUITE BATHROOM**

Comprises low level wc, basin, roll top bath and walk in shower.



**GARDEN**

Enclosed rear garden, mainly laid to lawn with decked area.



**GARAGE**

(Reduced in size as incorporated in ground floor accommodation) Can be used for bike storage or similar only.

**PARKING**

Driveway parking for several cars.

**SCHOOL CATCHMENT**

The Heights Primary School.

Highdown Secondary School and Sixth Form Centre

**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**

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		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOORPLAN

Approximate Gross Internal Area 1743 sq ft – 162 sq m  
Ground Floor Area 762 sq ft – 71 sq m  
First Floor Area 578 sq ft – 54 sq m  
Second Floor Area 403 sq ft – 37 sq m

