

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**HEMDEAN ROAD, CAVERSHAM
READING, RG4 7SS**

£2,250 pcm

An attractive larger design bay fronted Victorian terrace benefitting from a superb ensuited loft conversion, retaining many period features and conveniently situated in central Caversham just steps from the Doctors surgery, shops and amenities. Unfurnished and available now.

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PLEASE NOTE

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £519.23 (based on the advertised rent), is required to reserve this property.

Deposit payable is £2596.15 (based on the advertised rent)

EPC Rating: D - Council Tax Band: C

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

ENTRANCE

Covered entrance porch and front door with stained glass leaded light insert to

RECEPTION HALL

With radiator, ornate arch and staircase to first floor, door to

LIVING AREA

13'5 (4.09m) x 10'4 (3.15m)

LIVING AREA with front feature double glazed bay window, central Adam-style fireplace with hearth, surround and mantel over, feature fireplace. f

**DINING AREA**

12'10 (3.91m) x 11'4 (3.45m)

DINING AREA with room for table and chairs, radiator, understairs storage cupboard and rear aspect double glazed window

**KITCHEN**

10'1 (3.07m) x 7'9 (2.36m)

Comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floorstanding and wall mounted eye level units with beechwood work surfaces and tiled surrounds. Appliances include fridge / freezer, washing machine, electric oven and hob. Door to rear garden

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

BEDROOM TWO

13'9 (4.19m) x 11'4 (3.45m)

With twin front aspect double glazed sash style windows, radiator, ornate cast iron fireplace with surround and mantel over

**BEDROOM THREE**

12'4 (3.76m) x 8'2 (2.49m)

With rear aspect double glazed window, radiator, ornate cast iron fireplace with surround and mantel over

**BATHROOM**

Spacious room with three piece suite comprising shower bath with independent shower unit and glass deflector, wash hand basin, W.C., heated towel rail and radiator, Streamer tiled floor and contrasting tiled walls, rear aspect obscure double glazed window

**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING AND MASTER SUITE****BEDROOM ONE**

17'7 (5.36m) x 12' (3.66m)

Dual aspect with twin front double glazed Velux windows and rear double glazed window, radiator, twin eaves storage cupboards and fitted wardrobes



SHOWER ROOM

Spacious suite with double width shower, wash hand basin with integrated cupboard space, W.C., contrasting tiled walls and floor, heated towel rail and rear aspect obscure double glazed window

**REAR GARDEN**

At the rear of the property is a generous garden predominantly laid to lawn with full length pathway with raised beds, adjacent timber storage shed, rear patio and rear pedestrian gateway access, original brick bomb shelter providing excellent storage. The gardens enjoy good seclusion with a mixture of brick retained wall and timber enclosures, extending approx. 60ft

**FRONT GARDEN**

The front of the property is entered via quarry tiled pathway leading to front door with enclosed front garden with brick retaining wall and low maintenance pea shingle with shrubs

SCHOOL CATCHMENT

Thameside Primary School
Highdown Secondary School

COUNCIL TAX

Band C

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 £72,000 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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN**Approximate Gross Internal Area 1123 sq ft - 104 sq m**

Ground Floor Area 423 sq ft - 39 sq m

First Floor Area 415 sq ft - 39 sq m

Second Floor Area 285 sq ft - 26 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.

