



11 Farnet Avenue, Purley



**11 FAMET AVENUE
PURLEY
SURREY CR8 2DN**

**TO LET £1,295 PCM
12 month fixed term letting**

**A well presented semi-detached house
on a popular residential road
close to Purley town centre**

2 Reception rooms • Kitchen • 2 Bedrooms
Study/Cot room • Bathroom • WC
Front and Rear gardens

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SITUATION

Famet Avenue is a popular residential road close to Purley town centre. Purley offers a range of shopping facilities and recreational amenities. The property also has excellent transport connections having almost immediate access to the A22 and a short walk of Riddlesdown and Kenley train stations, which provide a regular service to London. There is a good range of schools available nearby and easy access to Riddlesdown Common green space.

ACCOMMODATION

A part glazed front door leads into an entrance hall with stairs leading to the first floor. There is a **sitting room** overlooking the front of the property and a **dining room** with feature fireplace (closed) and double doors leading out into the garden. The **kitchen** benefits from newly installed wall and floor units and a replacement electric hob. There is an electric oven and spaces for a washing machine and fridge freezer and a door leads out to the side of the property. On the first floor are **two good sized double bedrooms**, each with fitted storage, and a **study/cot room**. The **bathroom** suite has been replaced and comprises





a white suite with bath and electric shower over, a pedestal wash basin and heated towel rail. There is a separate **WC**.

OUTSIDE

Steps lead from Famet Avenue to the front garden which is mainly laid to lawn with a side gate leading to the rear garden. The rear garden is enclosed and steps lead up to the lawn. There is a cupboard housing the gas meter and providing garden storage. Off road parking is available on Famet Avenue on a first come, first served basis.

GENERAL REMARKS

VIEWING

Strictly by prior appointment with the Landlord's letting agents, RH & RW Clutton.

TENANCY

The property is to be let unfurnished on an Assured Shorthold Tenancy for a fixed period of 12 months.

TENANCY APPLICATIONS & HOLDING DEPOSIT

Prospective tenants will be required to complete a preliminary application form should they wish to be considered for a tenancy. If you are successful in your initial application, RH & RW Clutton will collect the Holding Deposit (equivalent to one week's rent) and will issue third-party referencing forms for completion.

REFERENCING & RIGHT TO RENT CHECKS

Prospective tenants will need to be credit-checked and fully referenced to include financial and personal references and references from a previous landlord, if applicable. Copies of identification documents will be required as proof of identity to satisfy the Right to Rent Legislation and a utility bill will be required as proof of registered address.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has been given an Energy Rating of 'D'.



PETS

Pets will only be allowed with the Landlord's specific written consent. If considered, an additional rent of £20pcm per pet may be applicable.

SERVICES

Mains electricity, gas, water and drainage.

TENANCY DEPOSIT

A deposit the equivalent to 5 weeks' rent will be payable prior to the commencement of the tenancy. This will be held by the RH & RW Clutton and will be registered with the Tenancy Deposit Scheme. The deposit will be refunded at the end of the tenancy, subject to the property being given up in a satisfactory condition and with no rent arrears or outstanding charges for which the tenant is responsible. The deposit may not be used in lieu of rent by the tenant.

MAINTENANCE

The tenant will be responsible for maintaining the garden and the interior of the house. The landlord will be responsible for the exterior and the structure.

OUTGOINGS & OTHER CHARGES

For the duration of the tenancy, the tenant will be required to pay the Council Tax to Croydon Borough Council (Band D), Utilities, Communication Services (telephone/internet etc), TV Licence and any Green Deal Finance charges either directly to the suppliers or to the Landlord or their Agent, or a proportion, if shared. For a full scale of RH & RW Cluttons Tenant Fees, please visit www.rhrwclutton.com.



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars prepared and photographs taken April 2021.



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