



11 Famet 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

Contact : RH & RW Clutton - 01342 410122  
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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](http://www.rhrwclutton.com).



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