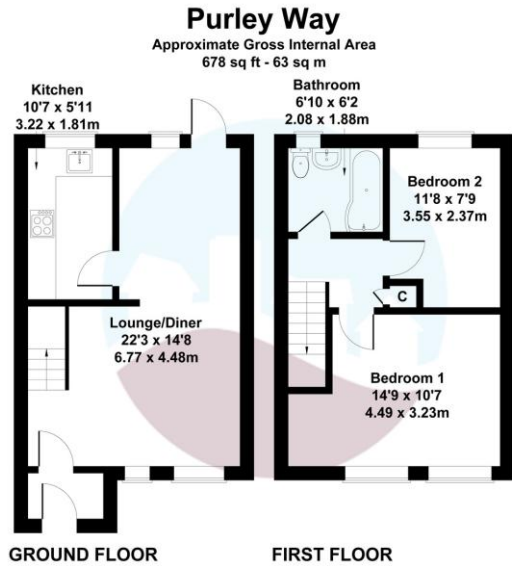**Frinton Office**
88 Connaught Avenue
Frinton-on-Sea
Essex CO13 9PT
Tel: (01255) 677688

Harwich Office
147 High Street
Harwich
Essex CO12 3AX
Tel: (01255) 506655

PRIORY ESTATES

Purley Way

Approximate Gross Internal Area
678 sq ft - 63 sq m

Kitchen
10'7 x 5'11
3.22 x 1.81m

Bathroom
6'10 x 6'2
2.08 x 1.88m

Bedroom 2
11'8 x 7'9
3.55 x 2.37m

Lounge/Diner
22'3 x 14'8
6.77 x 4.48m

C

Bedroom 1
14'9 x 10'7
4.49 x 3.23m

GROUND FLOOR   **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

WWW.EPC4U.COM

Council Tax Band

Council Tax Band B

LOCAL AUTHORITY

Tendring District Council

Purley Way

Clacton-on-Sea

Rent: £1,195 pcm

Energy Efficiency Rating C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate , are for general guidance purposes only   and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.
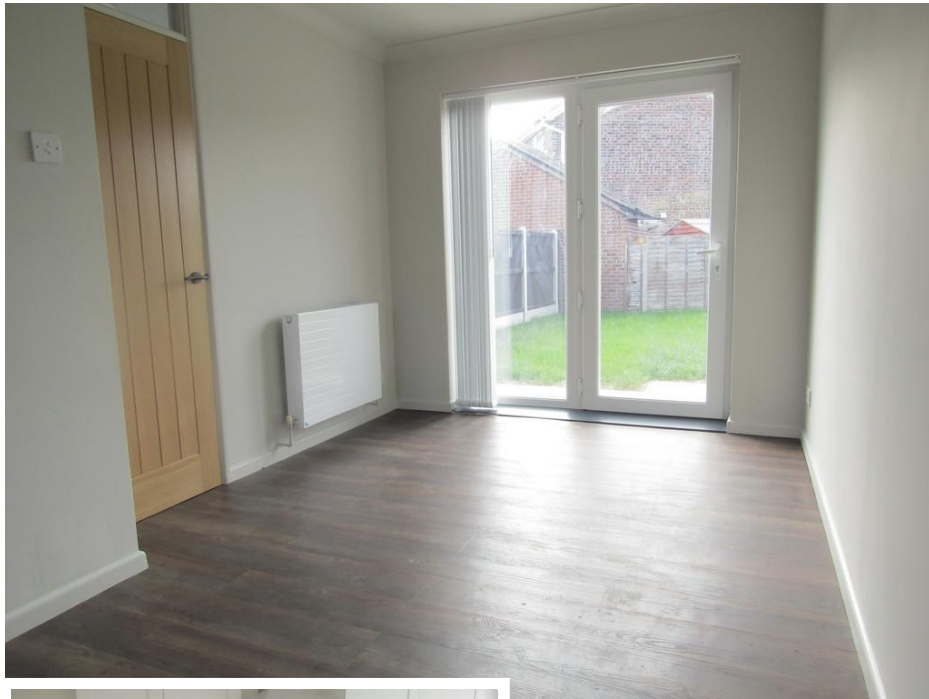
Accommodation

Entrance Porch
Lounge/Diner (6.77m x 4.48m)
Kitchen (3.22m x 1.81m)
Landing
Bedroom One (4.49m x 3.23m)
Bedroom Two (3.54m x 2.37m)
Bathroom

Features

Modern Throughout
Close to Local Amenities
Open Plan Lounge/Diner
Spacious Rear Garden
Off Road Parking & Garage
Gas Central Heating

Property Description

Priory Estates are delighted to present this two bedroom semi detached house situated within the primary and secondary school catchment with just a short drive to local amenities. This property has been redecorated throughout and also benefits from an open plan lounge/diner, spacious rear garden, off road parking and a garage. Available from July on an unfurnished basis.

The Property Ombudsman

Financial Requirements

A minimum of one month's rent, plus a deposit of £1,375 is required in cleared funds prior to the commencement of the tenancy.

Term

A minimum of 6 months under an Assured Shorthold Tenancy Agreement, with an extension to the contract should both parties agree.

Restrictions

Certain Restrictions have been placed on this property, please ask for details.