



First Avenue, Frinton-On-Sea CO13

**£2,250 pcm**

Rare to the rental market, Priory Estates are delighted to present this four bedroom detached family home situated in the most sought after Avenue's in Frinton. With just a short walk to the sea front, local amenities and Frinton Railway Station with links to Colchester and London Liverpool Street. This property is spacious throughout and consists of a downstairs study, utility room, a versatile second reception room, ensuite to the main bedroom and farmland views to the rear. Available from the end of October on an unfurnished basis.

- Spacious Accommodation
- Two Reception Rooms
- Four Piece Ensuite
- Farmland Views
- Garage & Off Road Parking
- Available End of October

## First Ave

Approximate Gross Internal Area  
2164 sq ft - 201 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.PPC411.COM		



**Council Tax Band**  
Council Tax Band G

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £2,595 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.

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.