



27, Forsyth Crescent, Lincolnshire

£795 PCM



**Willsons**  
SINCE 1842

27, Forsyth Crescent,  
Skegness, Lincolnshire,  
Lincolnshire, PE25 3PR

### "AGENT'S COMMENTS"

*Two bedroom semi-detached bungalow located within a quiet cul-de-sac in the seaside town of Skegness, close to local amenities. Property benefits from UPVC double glazing throughout. The property consists of two double bedrooms, a modern bathroom, kitchen with integrated electric oven and hob, a large lounge and sun room. The property has large garden with multiple sheds for storage, and a spacious garage. Private parking for one car. Council Tax band B. EPC E. Deposit £917.30.*

### LOCATION

*Two bedroom semi-detached bungalow located within a quiet cul-de-sac in the seaside town of Skegness, close to local amenities. Property benefits from UPVC double glazing throughout. The property consists of two double bedrooms, a modern bathroom, kitchen with integrated electric oven and hob, a large lounge and sun room. The property has large garden with multiple sheds for storage, and a spacious garage. Private parking for one car. Council Tax band B. EPC E. Deposit £917.30.*



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## Viewings and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

## Accommodation

2-Bedroom Semi-detached bungalow located within a culd-de-sac in the seaside town of Skegness. Accessed via;

## Entrance hall

3'6" x 3'2" (1.08 x 0.97)

UPVC double glazed front door, Electric storage heater, Coat hooks, Access to loft.

## Kitchen

9'1" x 7'2" (2.78 x 2.20)

UPVC double glazed window, 2 wooden doors leading to hallway and sun room, Integrated electric oven, Integrated electric four ring hob with overhead extractor fan, Stainless steel sink with drainer and mixer tap, Range of base and wall units, Fuse box, Fire extinguisher, Integrated storage cupboard, Coat hooks, Sockets and switches.

## Living room

13'5" x 8'5" (4.09 x 2.57)

Wooden double doors leading to sun room with fitted curtains and rail, Electric storage heater, Electric fireplace, Ceiling fan with light fitting, 2 Wall lights, Internet and aerial ports, Sockets and switches.

## Bathroom

5'5" x 5'10" (1.66 x 1.79)

UPVC double glazed window with fitted blinds, Electric storage heater, Wall mounted heated towel rail, Large shower cubicle with electric shower and duel modern shower heads, Close coupled toilet, Pedestal basin with vanity unit, Extractor fan, Shaving point, Mirror, Towel hooks.

## Bedroom 1

11'11" x 9'11" (3.65 x 3.03)

UPVC double glazed window with fitted curtains and net blinds, Electric storage heater, Built in overbed storage wardrobes, Coat hooks, Aerial point, Sockets and switches.

## Bedroom 2

9'2" x 8'0" (2.80 x 2.45)

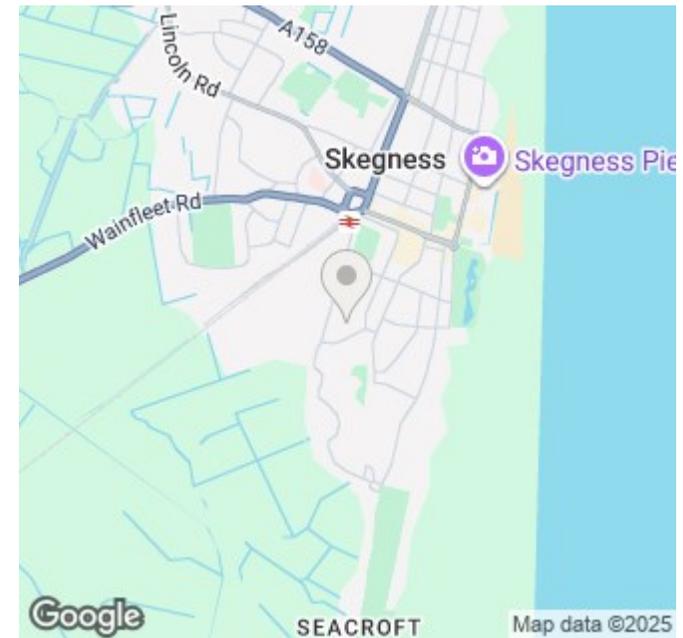
UPVC double glazed window with fitted curtain and net blinds, Electric storage heater, Coat hooks, Aerial port, Sockets and switches.

## Sun room

3'2" x 10'8" (0.98 x 3.26 )

UPVC double glazed picture windows with fitted beaded curtains, Wooden interior window to kitchen, Wooden doors leading to kitchen and living room, Polycarbonate panelled roof, Electric storage heater, Range of base units, Space and plumbing for washing machine, Coat hooks, Sockets and switches.





## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

