

80 Church Lane,
WINTHORPE

£750 PCM

SINCE 1842
Willsons
PROPERTY PROFESSIONALS



- 2 Bedroom Semi-Detached House
- Located in the small coastal village of Winthorpe, Skegness.
- Ground floor WC
- UPVC double glazing throughout
- Gas central heating throughout
- Off road parking at front of property
- Private fenced rear garden
- EPC rating - C
- Council tax band - A
- Deposit £865.38

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80 Church Lane
Winthorpe
Lincolnshire
PE25 1EW

"AGENT COMMENT"

Spacious 2 Bedroom Semi-Detached House located in the small coastal village of Winthorpe, Skegness. This property consists of two large double bedrooms, a large lounge, kitchen with an integrated oven and hob, bathroom with an electric shower, ground floor WC, and benefits from UPVC double glazing and gas central heating throughout. With a private garden to rear, and off-road parking available at front of property. EPC Rating C. Council Tax Band A. Deposit £865.38

Viewings & 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 s

Accommodation:

Access gained via a UPVC double glazed front door leading to:

Entrance Hallway

3'0" x 3'2" (0.92 x 0.99)

UPVC double glazed front door with frosted window, Gas central heated radiator, Thermostat, Security alarm keypad, Light fitting, Sockets and switches.

Downstairs WC

3'3" x 4'0" (1.01 x 1.24)

UPVC Double glazed frosted window, Gas central heated radiator, Close coupled toilet, Pedestal sink, Mirror, Towel hook, Extractor fan, Fuse box, Light fitting.

Living room

14'5" x 11'3" (4.40 x 3.45)

UPVC double glazed bay window with fitted curtains and rail, Gas central heated radiator, Aerial, Telephone and internet port, Light fitting, Sockets and switches.

Kitchen

11'7" x 7'2" (3.55 x 2.20)

UPVC double glazed window with fitted roller blinds, Gas central heated radiator, Range of wall and base units, Countertop four ring Gas hob, Integrated oven and grill, Overhead extractor fan, Stainless steel sink with drainer and mixer tap, Space for washing machine, Light fitting, Sockets and switches.

Stairs & Landing

2'9" x 2'10" (0.85 x 0.87)

UPVC double glazed window, Loft access, Smoke alarm, Light fitting.

Bedroom 1

9'8" x 7'9" (2.95 x 2.37)

UPVC double glazed window with fitted curtain and rail, Gas central heated radiator, Aerial port, Coat hooks, Light fitting, Sockets and switches.

Bedroom 2

11'4" x 7'8" (3.47 x 2.34)

UPVC double glazed window with fitted curtain rail, Gas central heated radiator, Aerial port, Light fitting, Sockets and switches.

Bathroom

5'6" x 3'5" (1.70 x 1.05)

UPVC double glazed window, Gas central heated radiator, Close coupled toilet, Pedestal sink, Electric shower with tiled walls, Mirror, Extractor fan, Light fitting.



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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.

