



87, Skegness Road, Burgh Le Marsh

£950 Per Month



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Willsons
— SINCE 1842 —

87, Skegness Road,
Burgh Le Marsh, Skegness,
Lincolnshire, PE24 5LL

"AGENT'S COMMENTS"

Spacious 3 bedroom semi-detached house located close to local amenities in the quiet town of Burgh Le Marsh, Skegness. This property consists of two large double bedrooms, one single bedroom, a large lounge/diner, kitchen, bathroom, utility room and plenty of storage. Benefitting from UPVC double glazing and gas central heating throughout, this property also includes a large front and rear garden with driveway suitable for multiple cars and a large garage. Council Tax Band A. EPC Rating D. Deposit £1096.15

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

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.V

Accommodation

Semi-Detached 3-bedroom house with private driveway and garage

Kitchen

6'7" x 7'10" (2.01 x 2.41)

UPVC double glazed window and door, range of wall and base units, spotlight lighting, stainless steel sink and drainer, gifted freestanding oven and 4 ring gas hob, overhead extractor fan, consumer meter, electric meter, gas meter, sockets and switches.

Lounge / Diner

9'5" x 23'1" (2.88 x 7.06)

Two UPVC double glazed windows with blind and curtain rail, gas central heated radiator, gas fireplace, tv and internet connection point, sockets and switches
Sofa not included

Utility

12'11" x 15'3" (3.95 x 4.66)

UPVC double glazed windows, UPVC double doors leading to rear garden, UPVC door leading to driveway, Range of wall and base units, gas central heated radiator, coat hooks, sockets and switches,

Hall and Stairs

12'0" x 5'10" (3.68 x 1.78)

UPVC double glazed front door, gas central heated radiator, understairs cupboards with window, light, coat hooks and gas boiler.

Bedroom 1

5'10" x 5'4" (1.79 x 1.65)

UPVC double glazed window with fitted roller blind, gas central heated radiator, storage cupboards, shelving and rail, coat hooks. sockets and switches.

Bedroom 2

12'1" x 7'5" (3.69 x 2.28)

UPVC double glazed window with curtain rail and curtains, gas central heated radiator, fitted wardrobe and cupboard housing water cylinder, shelving and rails. spotlight lighting with dimmer switch, TV connection point, sockets and switches *Bed not included*

Bedroom 3

10'8" x 11'3" (3.26 x 3.43)

UPVC double glazed window with fitted roller blind, gas central heated radiator, coat hooks, sockets and switches.

Bathroom

5'0" x 7'10" (1.53 x 2.40)

UPVC double glazed frosted glass window with fitted roller blind, bathtub with overhead electric rainfall shower and shower curtain, Vanity sink with underneath storage cupboards, toilet, extractor fan, towel heater radiator, fitted mirror and storage cupboards.

Garage

11'10" x 17'8" (3.61 x 5.40)

Up and over manual door, side door, window to rear, shelving, lighting, 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.

