



7, Perth Close, Skegness

£760 PCM



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**Willsons**  
— SINCE 1842 —



7, Perth Close,  
Skegness, Lincolnshire,  
Lincolnshire, PE25 2HY

### "AGENT'S COMMENTS"

*2 Bedroom semi-detached bungalow situated in a convenient and popular cul-de-sac location, with very pleasant open outlook. The accommodation includes: entrance hall, lounge, fitted kitchen, wet room, UPVC double glazing, gas central heating, driveway, front & rear gardens. Council Tax band A. EPC Rating D. Deposit £876.92*

*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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SINCE 1842

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<https://www.willsons-property.co.uk>



### 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 successful completion of referencing.

### Entrance Hall

11'3" x 4'5" (3.43 x 1.35)

UPVC double glazed front door, telephone point, thermostat, smoke alarm, light fitting, gas central heating radiator, loft hatch, cupboard housing gas boiler, fuse board, CO alarm, Isolator for wet room extractor fan, sockets and switches

### Lounge

11'6" x 10'11" (3.52 x 3.33)

UPVC double glazed window, net curtains, curtains, gas central heating radiator, shelves, electric stove, broadband point, aerial point, light fitting, sockets and switches

### Kitchen

6'2" x 3'10" (1.90 x 1.18)

UPVC double glazed window, net curtain, range of base and wall units, cooker (due to be replaced), light fitting, stainless steel sink and draining board, space and plumbing for a washing machine, sockets and switches

### Wet Room

6'1" x 5'10" (1.87 x 1.79)

UPVC double glazed window, electric shower, shower curtain, low level WC, shaver point, pedestal basin, towel rail, bathroom cabinet, wall heater, gas central heating radiator

### Bedroom One

11'3" x 10'0" (3.45 x 3.07)

UPVC double glazed window, net curtain, curtains, gas central heating radiator, twp triple wardrobes, chest of drawers, mirror, light fitting, light shade, sockets and switches

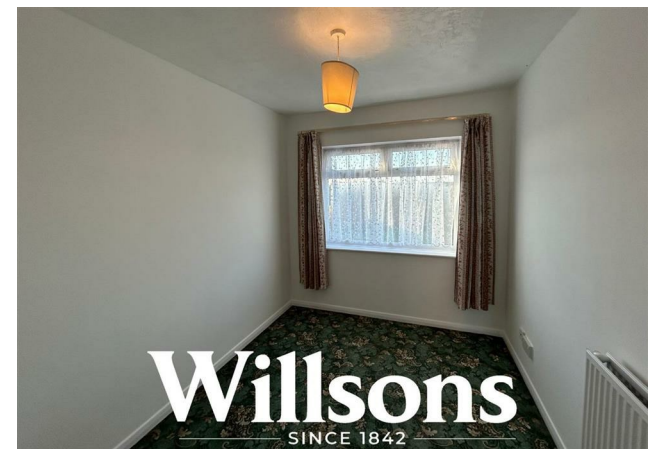
### Bedroom Two

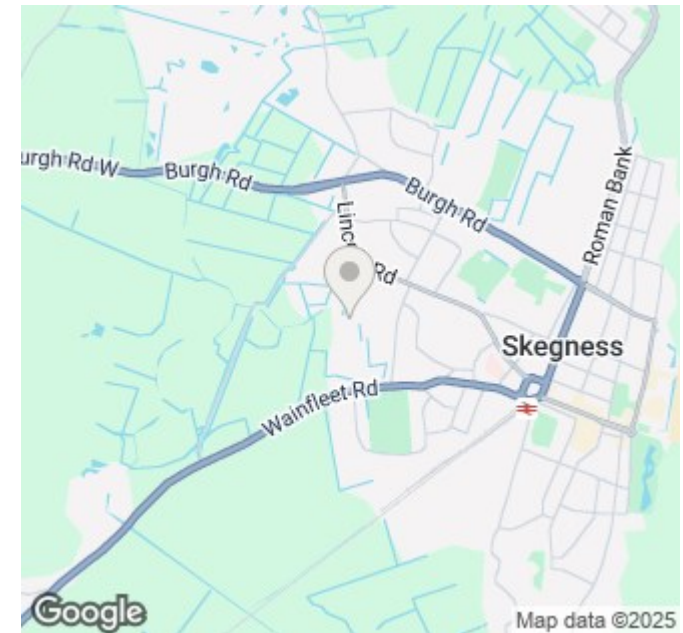
9'6" x 7'8" (2.90 x 2.35)

UPVC double glazed window, net curtains, curtains, gas central heating radiator, aerial point, light fitting and shade, sockets and switches

### Rear Garden

Mainly laid to lawn with garden shed/store





## 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.

