

2 Manor Bungalow, Roman Bank, Ingoldmells

£570 Per Calendar  
Month



1



1



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**Willsons**  
— SINCE 1842 —



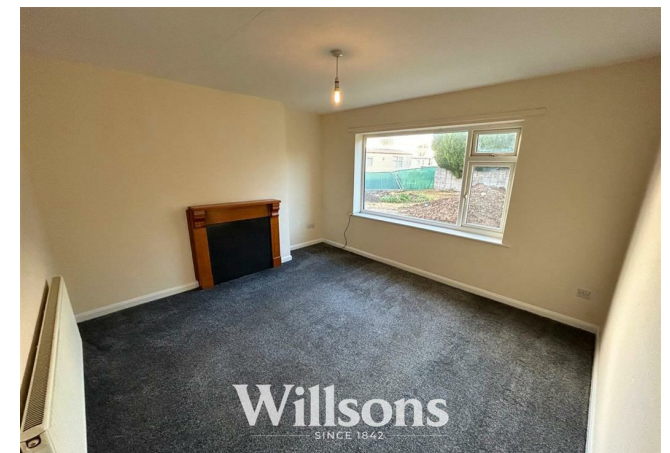
2 Manor Bungalow, Roman Bank,  
Ingoldmells, Skegness,  
Lincolnshire, PE25 1JD

### "AGENT'S COMMENTS"

*One bedroom ground floor bungalow located in the seaside town Ingoldmells. This property consists of one double bedroom, a bathroom with an enclosed shower cubicle, a large living room and a kitchen with integrated appliances. Property benefits from Private off road parking.*

### LOCATION

*Ingoldmells home to the first Butlins Holiday Camp is a coastal village with sandy beaches in East Lincolnshire. It has a Primary school, doctor's surgery and other amenities including variety of shops, eateries and takeaways along with Fantasy Island amusement park. There are regular bus services to the coastal town of Skegness approx. 4 miles to the south. Skegness has a railway station, secondary schools both grammar & comprehensive, range of shops, supermarkets, a hospital & dentists. The neighbouring coastal village of Chapel St Leonards is approx. 3 miles to the north.*



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

### How to apply

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.

### Viewings

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

### Holding deposit

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 totalling to £131.54, 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.

### Deposit

This property requires a deposit of 5 weeks' rent - totalling £657.70

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation

One bedroom ground floor bungalow located in the seaside town Ingoldmells.

### Entrance

9'6" x 2'11" (2.92 x 0.9)

Front door, radiator, light, sockets and switches

### Kitchen

8'7" x 5'10" (2.62 x 1.78)

Window, radiator, Gas boiler, range of wall and base units, integrated oven and hob, overhead extractor, sink with drainer, space and plumbing for washing machine, light, sockets and switches.

### Bathroom

8'11" x 4'4" (2.74 x 1.33)

Window, heated towel rail, vanity unit with sink and toilet, shower cubicle, light and pull cord switch

### Lounge

13'7" x 12'1" (4.16 x 3.69)

Window, radiator, tv and internet point, light, socket and switches

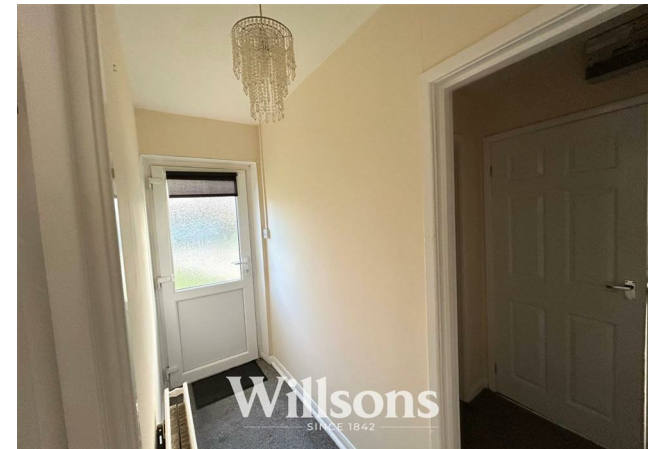
### Bedroom

8'11" x 8'5" (2.73 x 2.57)

Window, radiator, light, sockets and switch.

### Services

Gas central heating throughout, Mains electric, EPC rating D, Council tax band A





## 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.



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