



Willsons

65, High Street, Burgh Le Marsh

£650 PCM



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**Willsons**  
SINCE 1842

65, High Street,  
Burgh Le Marsh, Lincs,  
Lincolnshire, PE24 5JZ

### "AGENT'S COMMENTS"

*Two bedroom ground floor flat located within walking distance of local amenities in the peaceful market town of Burgh Le Marsh, Lincolnshire. Property consists of two double bedrooms, a bathroom, kitchen and pantry, large living area and a shared courtyard at the rear. uPVC double glazing throughout and gas central heating.*

### LOCATION

*Burgh Le Marsh with its Primary School, Doctor's Surgery, Shops including bakers, florist, and convenience stores, pubs and restaurants and other amenities, is situated approximately 5 miles inland from the coastal resort of Skegness, on the Lincoln to Skegness bus route offering regular services. There are a range of clubs and societies. Secondary schools, both grammar and comprehensive, a hospital and train station are located in Skegness along with a range of supermarkets and shops, leisure facilities including swimming pools, cinema and theatre.*



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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 £150.00 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 £750.00

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

### Accommodation

2 bedroom ground floor flat.

### Entrance porch

2'11" x 3'4" (0.91 x 1.03)

Front door, Doormat, Wall hooks, Fuse box, Light

### Hallway

2'11" x 13'10" (0.90 x 4.22)

Radiator, Thermostat, Light, Sockets and switches

### Kitchen

7'10" x 7'10" (2.41 x 2.40)

Windows with blinds, Range of base and wall units, Sink, Oven and hob, Washing machine, Under counter fridge, Extractor fan, Light, Sockets and switches

### Living room

11'6" x 13'10" (3.52 x 4.24)

Window with fitted blinds and curtains, Radiator, Electric fireplace, Aerial point, Light, Sockets and switches.

### Bathroom

Window, Radiator, Shower cubicle, Toilet, Sink, Extractor fan, light.

### Bedroom 2

6'11" x 11'6" (2.13 x 3.51)

Window with fitted blinds and curtains, Radiator, Storage, Light, Sockets and switches.

### Bedroom 1

9'10" x 10'9" (3.01 x 3.29)

Window with fitted blinds, Radiator, Storage cupboard, Light, Sockets and switches.

### Services

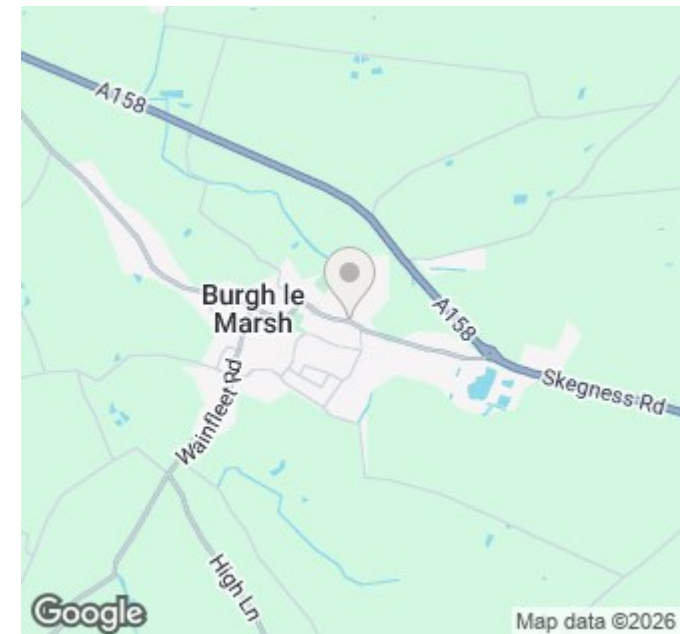
Gas central heating throughout, Mains electric





## 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.

