



Willsons

Wedgewood, 310 Drummond Road,

£1,200 Per Calendar
Month



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Willsons
— SINCE 1842 —

Wedgewood, 310 Drummond
Road,
, Skegness,

"AGENT'S COMMENTS"

Spacious 3-bedroom detached bungalow located in the seaside town Skegness. This property consists of a modern kitchen, large lounge, dining room, reception room, bathroom, three double bedrooms and a utility room with a wc. At the rear of the property, there is a spacious annex kitted with electrics and heating. Benefitting from large front and rear gardens, ample parking and gas central heating throughout

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham



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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 £276.92 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 £1384.61

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

Accommodation

Spacious 3-bedroom detached bungalow located in the seaside town Skegness.

Front porch

Windows, Front door, Wall hooks, Light

Reception

11'2" x 13'10" (3.42 x 4.24)

Windows, Radiator, Fireplace, Internet point, Light, Sockets and switches

Living room

14'10" x 9'8" (4.53 x 2.95)

Windows, Doors, Radiators, Gas fireplace, Internet and telephone point, Lights, Sockets and switches

Dining room

9'11" x 14'9" (3.03 x 4.50)

Window, Radiator, Storage, Spotlights, Sockets and switches

Kitchen

7'9" x 14'8" (2.37 x 4.49)

Window with fitted blinds, Radiator, Range of base and wall units, Storage cupboards, Sink with mixer tap, Space and plumbing for washing machine, Spotlights, Sockets and switches

Bathroom

8'2" x 8'1" (2.50 x 2.47)

Window with fitted blinds, Radiator, Bath with showerhead, Sink with storage cupboard, Toilet, Extractor fan, Shaver port, Spotlights, Switches

Bedroom 1

10'9" x 13'11" (3.30 x 4.26)

Windows with fitted curtain rail, Radiator, Built in wardrobe, Lights, Sockets and switches

Bedroom 2

8'7" x 10'11" (2.62 x 3.34)

Window with fitted curtain rail and blinds, Radiator, Spotlight, Sockets and switches

Bedroom 3

11'11" x 14'11" (3.65 x 4.55)

Window with fitted curtains, Radiator, Built in wardrobe with glass sliding doors, Wall lights, Spotlights, Sockets and switches

Annex

8'5" x 18'4" (2.58 x 5.61)

Windows with fitted curtains, Front door, Radiators, Worktops, Aerial and internet point, Security alarm, Spotlights, Sockets and switches

Back Garden

services

Gas heating throughout, Mains electric and mains water. Council Tax band E.





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.

