



Willsons

42, Brian Avenue, Skegness

£725 PCM



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**Willsons**  
SINCE 1842

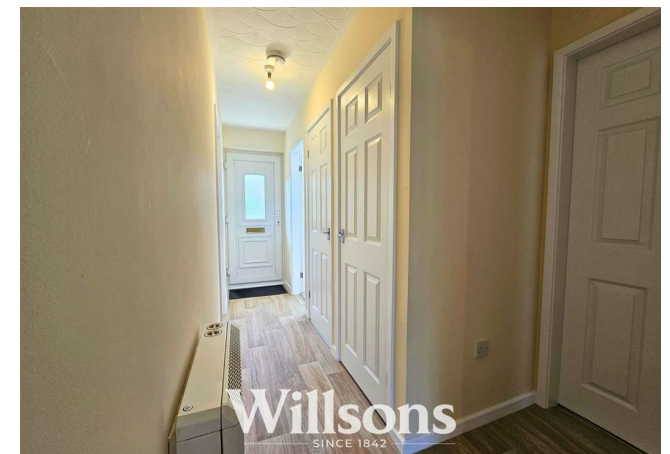
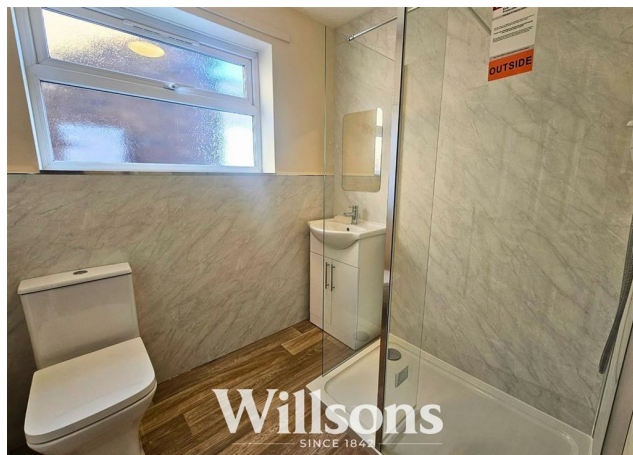
42, Brian Avenue,  
Skegness, Lincolnshire,  
Lincolnshire, PE25 2DF

### "AGENT'S COMMENTS"

*Recently refurbished 2 bedroom semi detached bungalow located close to local amenities in the seaside town of Skegness. The property consists of lounge, kitchen, two bedrooms, shower room and rear garden. Property benefits from off road parking, UPVC double glazing and electric 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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T.01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<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.

### Viewing

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 £167.31 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 £836.53

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

### Accommodation

A full refurbished two bedroom semi detached bungalow located in the seaside town of Skegness and close to local amenities

### Front Garden

Fully fenced and mainly laid to lawn

### Entrance Hall

13'11" x 6'3" (4.25 x 1.93)

L shaped entrance hall, built in storage cupboard, built in cupboard with hot water tank, loft hatch, electric storage heater, smoke alarm, light, sockets and switches

### Kitchen

11'2" x 7'5" (3.41 x 2.27)

Window with fitted blinds, range of base and wall units, built in extractor hood, sink and draining board, space for cooker, space and plumbing for washing machine, electric storage heater, sockets and switches

### Lounge

17'3" x 10'9" (5.28 x 3.28)

Double glazed door and window with fitted blinds, electric storage heater, aerial point, broadband point, sockets and switches

### Bedroom One

13'8" x 9'3" (4.17 x 2.82)

Window with fitted blinds, electric storage heater, light with lightshade, sockets and switches

### Bedroom Two

9'10" x 6'7" (3.01 x 2.03)

Window with fitted blinds, electric storage heater, light, fuse box, aerial point, sockets and switches

### Shower Room

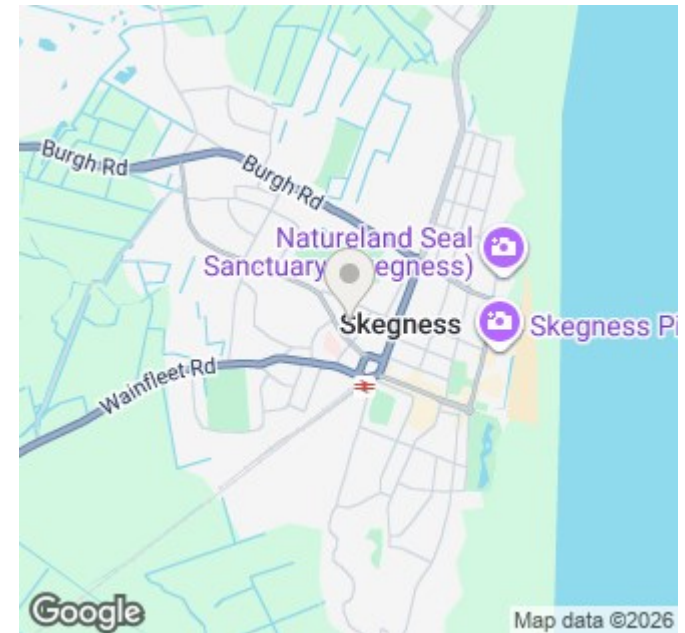
6'0" x 6'5" (1.83 x 1.98)

Window with opaque glass, walk in shower cubicle with Tritan electric shower, vanity unit and wash hand basin, toilet, towel radiator, wall heater, mirror, light, sockets and switches

### Rear Garden

Paved rear garden with washing line and outside sockets.





## 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.

