16, Brian Avenue,

£795 PCM

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Willsons

SINCE 1842

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

"AGENT'S COMMENTS"

2 bedroom detached bungalow located close to local amenities in the seaside town of Skegness. The property consists of lounge, kitchen, two bedrooms, bathroom with shower cubicle and rear garden. Property benefits from a conservatory at the back of the property. UPVC double glazing and electric heating throughout., Council Tax Band: B, EPC Rating: E, Deposit £917.30

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 £183.46 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 £917.30

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

Accommodation
2 Bedroom detached bungalow.

Front Porch
5'10" x 3'8" (1.80 x 1.14)
Front door, uPVC double glazed windows and PVC clad walls and having a leaded light style panel in the front door and fitted coat hooks.

Entrance Hall
Built-in cloaks cupboard with adjoining built-in airing cupboard housing the hot water cylinder, night storage heater, smoke alarm and access hatch to loft with ladder, light and part boarded area for storage.

Lounge
17'5" x 10'10" (5.33 x 3.32)
Double doors, double glazed window to the side elevation, night storage heater, 4 wall light points, and television aerial point, sockets and switches.

Kitchen
7'6" x 12'11" (2.30 x 3.96)
Sliding door to the lounge, and internal door to the hallway, uPVC window with fitted blinds, range of base and wall kitchen units, stainless steel sink, plumbing for washing machine, fitted work surface with 4 ring electric hob, built-in oven, and cooker hood. Breakfast bar, TV point, sockets and switches.

Bedroom 1
9'1" x 13'10" (2.79 x 4.24)
uPVC double glazed window with fitted curtains, night storage heater, and TV point, sockets and switches.

Bedroom 2
6'6" x 9'8" (2.0 x 2.96)
uPVC double glazed window with fitted curtains, night storage heater, sockets and switches.

Bathroom
6'0" x 6'5" (1.85 x 1.96)
uPVC double glazed window with fitted blind, shower cubicle with electric shower over, wash hand basin, and WC. Extractor fan, tiled walls, wall mounted convector heater, and heated towel rail.

Conservatory
11'1" x 11'6" (3.39 x 3.51)
Monopitched polycarbonate roof and having low brick walls with uPVC double glazed windows and leaded light style top openers.

Exterior
Front garden with paved area. Enclosed rear garden which is mainly paved for easy maintenance. Covered passageway which joins to the back of the bungalow, garden shed.

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.