16, Belton Park Road,

£995 Per Calendar Month

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Willsons
SINCE 1842

16, Belton Park Road, , Skegness, Lincolnshire, PE25 1GW

"AGENT'S COMMENTS"

A well presented three bedroom semi-detached property located in the seaside town Skegness. This property consists of a kitchen/diner, living room, downstairs WC, three bedrooms, family bathroom with front and rear gardens. Property benefits from single garage, private parking space on driveway, UPVC double glazing and gas central heating throughout.
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.

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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16 Algitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | **E.** 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.

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 £229.61 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 £1,148.07
The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation
A three bedroom semi-detached property located in the seaside town of Skegness

Entrance hall
4'5" x 5'10" (1.37 x 1.78)
Front door, Window with fitted blinds, Radiator, Thermometer, Light, Sockets and switches

Living room
9'0" x 16'0" (2.75 x 4.89)
Window with fitted blinds, Radiator, Internet point, Aerial point, Light, Sockets and switches

Kitchen
7'2" x 15'2" (2.19 x 4.64)
French double doors to rear garden, Window, Radiator, Range of base and wall units, Sink, Integrated oven and hob, Overhead extractor fan, Space and plumbing for washing machine, Fuse box, Lights, Sockets and switches

WC
3'3" x 5'3" (1.00 x 1.62)
Window with fitted blinds, Radiator, toilet, Sink, Toilet roll holder, Wall mounted towel holder, Light, Switch

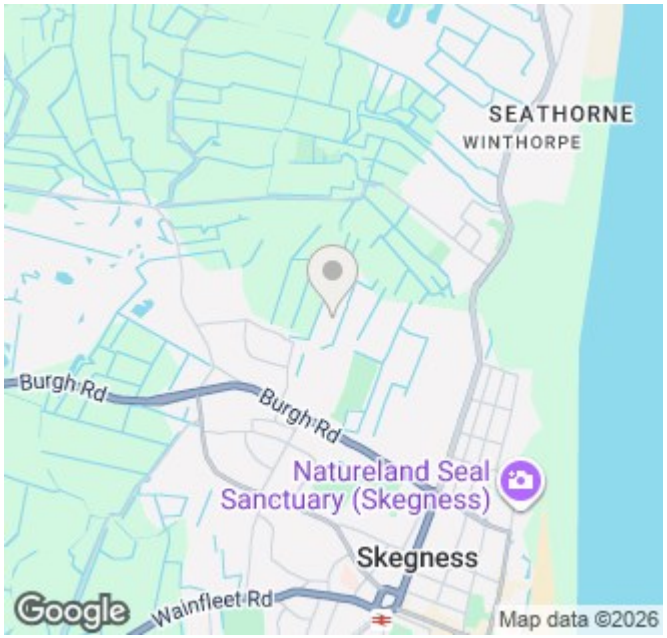
Landing
2'5" x 2'10" (0.75 x 0.88)
Window with fitted blinds, Access to loft, Light, Cupboard, Sockets and switches

Bathroom
6'6" x 6'9" (2.00 x 2.08)
Window with fitted blinds, Radiator, Mains overhead shower, Bath, Glass shower screen, Toilet, Sink, Wall mounted mirror, Light, Switch

Bedroom 1
8'3" x 13'2" (2.53 x 4.02)
Window with fitted blinds, Radiator, Wall mounted TV bracket, Aerial point, Light, Sockets and switches

Bedroom 2
8'3" x 12'4" (2.54 x 3.76)
Window with fitted blinds, Radiator, Aerial point, Light, Sockets and switches

Bedroom 3
6'8" x 6'7" (2.04 x 2.01)
Window with fitted blinds, Radiator, Internet point, Light, Sockets and switches



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.