



Westview Lodge, Buckthorn Avenue,

£595 PCM



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Willsons
— SINCE 1842 —

Westview Lodge, Buckthorn Avenue, , Skegness,

"AGENT'S COMMENTS"

This well presented one bedroom detached bungalow is situated in the seaside town of Skegness; close to the beach yet still within walking distance of the town's shops and amenities. The property comprises open plan lounge/kitchen, bedroom with storage cupboard, and shower room. It also benefits from uPVC double glazing, electric heating, small outside space plus allocated parking space next to the property. Council Tax Band A. EPC Rating D. Deposit £686.53. 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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How to View

If you would like to apply to view this property, complete and return the application form that can be found on our Willsons website on the property listing. 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 to £137.30, must be paid at the start of referencing and is to be held for up to 15 days, however with consent, we will hold the fee until the completion of the tenancy. This fee will be deducted from the first months rent upon successful completion of referencing. If the tenancy does not commence, the holding deposit will be returned to either applicant or landlord dependant on the reason for the unsuccessful let.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £686.53

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

Accommodation

Well presented one bedroom detached bungalow

Lounge

15'9" x 9'9" (4.81 x 2.98)

uPVC front door, window with curtain pole and curtains, laminate flooring, electric storage heater, smoke alarm, light fitting, switches and sockets

Kitchen

8'9" x 3'1" (2.68 x 0.94)

Range of white base and wall units, stainless steel sink and drainer, space for electric cooker, undercounter fridge, space and plumbing for washing machine, built in extractor hood, vinyl flooring, light fitting, sockets and switches

Bedroom

10'4" x 8'9" (3.15m x 2.67m)

uPCV window, with curtain pole, electric storage heater, laminate flooring, light fitting, sockets and switches, built in cupboard containing fuse-box and hanging rail

Shower Room

5'3" x 2'5" (1.61 x 0.76)

uPVC obscure glass window with roller blind, shower cubicle with electric shower, extractor fan, toilet, pedestal basin, mirrored bathroom cabinet, light fitting

Outside Space

Small outside space with steps leading to patio area suitable for a bistro table and chairs, bin storage area

Parking Space

Designated parking space next to property, suitable for one vehicle





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.

