

43, Reynard Street,

£850 PCM

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Willsons

SINCE 1842

43, Reynard Street,
, Spilsby,
Lincolnshire, PE23 5JB

"AGENT'S COMMENTS"

A beautifully presented unfurnished two bedroom end terrace property within walking distance of the local amenities in the heart of Spilsby. The property consists of lounge, dining room, modern kitchen, ground floor shower room, two double bedrooms, separate WC and small patio to the rear of the property. The property benefits from uPVC double glazing throughout, underfloor heating on the ground floor, electric heaters on the first floor and off road parking.
Council Tax Band A, EPC rating C, Deposit £980.76.

LOCATION

Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the port town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops including bakers, greengrocers & newsagents, supermarkets, doctor's surgery, dentists and a range of pubs and restaurants. It is on the Skegness to Lincoln and Mablethorpe to Boston bus routes and holds a weekly market on a Monday. There are a number of club and societies for all ages.







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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 £196.15, 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 £980.76
The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation
Two bedroom end terrace property

Lounge
10'9" x 9'3" (3.28 x 2.83)
Composite uPVC front door, window, fire place (ornamental), light with light shade, sockets and switches

Dining Room
11'3" x 9'2" (3.43 x 2.81)
Window, fire place (ornamental), built in cupboards, smoke alarm, light with light shade, sockets and switches, sliding door leading to:

Kitchen
14'0" x 7'9" (4.27 x 2.37)
Window, french doors, range of grey gloss wall and base units, white ceramic sink and drainer, chrome mixer tap, black 4-ring gas hob, black built in oven and extractor, smoke alarm, CO alarm, cupboard containing gas boiler, recessed spotlights, sockets and switches

Shower Room
7'8" x 4'10" (2.35 x 1.49)
White vanity basin with chrome mixer tap, close coupled WC, shower cubicle, bar shower with standard and rain fall shower heads, chrome towel rail, extractor fan, mirrored bathroom cabinet, recessed spotlights, shaving point

Bedroom 1
11'4" x 8'8" (3.47 x 2.66)
Window, ornamental fire place, electric heater, light with light shade, sockets and switches

Bedroom 2
9'10" x 8'5" (3.00 x 2.57)
Window, electric heater, light with light shade, built in hanging rail, sockets and switches

WC
4'1" x 3'0" (1.25 x 0.93)
Close coupled WC, vanity basin, chrome mixer tap, extractor fan, light, light switch

Rear Garden
Small gravelled patio area leading to allocated parking space and 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.