

St Matthews Close
SKEGNESS

To Let: £550 pcm

SINCE 1842
Willsons

PROPERTY PROFESSIONALS



- 2 Bed End Terraced house
- Economy 7 Electric Heating
- Double Glazing
- Allocated parking
- Small Garden
- Council Tax Band: A EPC Rating: D
- No Pets, No Smokers
- Deposit £634.62
- Available Mid October

16 Alghitha Road, **SKEGNESS 01754 896100**

Email skegness@willsons-property.co.uk

www.willsons-property.co.uk



St Matthews Close
Skegness
Lincolnshire, PE25 2LF

2 bed end town house, double glazed windows, electric storage heating, Close to local amenities. Designated Car Parking space. low maintenance rear garden.
No Pets, No Smokers.

VIEWING & HOLDING DEPOSIT:

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed). Viewings arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

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 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.

ACCOMMODATION

Entrance is via a pvc double glazed front door into:-

ENTRANCE PORCH

With pvc double glazed panel and recessed store housing the electric consumer unit.

LOUNGE

14' 6" x 11' 2" (4.42m x 3.40m) With pvc double glazed window to the front Light fitting, power points, tv point, storage heater, fire surround, door into:-

KITCHEN

13' 0" x 11' 0" (3.96m x 3.35m) 2 pvc windows to the rear, Light fitting, power points, range of white base and wall units with integrated lighting, integrated fridge freezer, roll edge worksurfaces with tiled splashbacks, single drainer sink unit with mixer tap over, 4 ring ceramic hob with oven below and concealed hood above, tiled floor, space for washing machine, storage heater, pvc double glazed door to the side elevation, recessed understairs cupboard.

FIRST FLOOR LANDING

pvc double glazed window to the rear, Light fitting, access to roof space, airing cupboard housing the hot water cylinder.

BEDROOM 1

11' 3" x 8' 5" (3.43m x 2.56m) into door recess. With pvc double glazing window to the front, storage heater, Light fitting, power points.

BEDROOM 2

11' 4" x 5' 10" (3.45m x 1.78m) With pvc double glazed window to the front storage heater, Light fitting, power points.

BATHROOM

pvc double glazed window to the rear, with panelled bath with mixer tap and shower over, pedestal hand basin, W.C, tiled walls, electric fan heater, light fitting

EXTERIOR

Front and side lawns with path to the front door. A side gate opens onto a low maintenance gravelled rear garden with paved path and shed. Parking: The property has a designated car parking space.



Viewing Care should be taken when viewing; you enter at your own risk.
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.