

Buy. Sell. Rent. Let.



8 Beech Crescent, Whitehaven Park, Ingoldmells, PE25 1PL



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2

£90,000

When it comes to
property it must be

 **lovelle**



£90,000



Key Features

- No Onward Chain
- Close to Amenities
- Popular Coastal Village Location
- LP Gas Central Heating

- Good Size Lounge with Arch to Dining Room
- Modern Shower Room
- EPC rating Exempt
- Tenure: Leasehold



For sale with NO ONWARD CHAIN! Detached parkhome on popular park in well served, coastal village. The accommodation comprises; large lounge, separate dining room, kitchen, modern shower room with generous double shower enclosure and waterproof boarding to the walls, two bedrooms both with fitted wardrobes and chest of drawers. The property has LP gas central heating via bottles and UPVC double glazing.

Lounge

5.9m x 3.38m (19'5" x 11'1")

Entered via UPVC side entrance door with two radiators, three UPVC double glazed windows, electric fire with tiled hearth and surround, open arch to;

Dining Room

3m x 2.24m (9'10" x 7'4")

With UPVC window to the side aspect, radiator, storage cupboard, door to inner hall and;

Kitchen

3.14m x 2.84m (10'4" x 9'4")

With UPVC window and door to the side aspect, fitted base and wall cupboards, fitted worksurfaces, stainless steel sink, space for freestanding gas cooker, extractor fan over, space for washing machine, space for fridge-freezer, extractor fan.

Inner Hall

With doors off to;

Bedroom One

2.99m x 2.84m (9'10" x 9'4")

With UPVC window to the rear aspect, fitted wardrobes and chest of drawers, radiator.

Bedroom Two

2.88m x 2.13m (9'5" x 7'0")

With UPVC window to the rear aspect, fitted wardrobes (also housing the Ideal Logic combi boiler fitted 2017) and chest of drawers, radiator.

Shower Room

With UPVC window to the side aspect, Low level WC, wash hand basin inset to vanity unit, double shower enclosure, ladder style radiator, waterproof boarding to walls.

Outside

There are gardens all around the Parkhome laid to lawn with concrete footpaths, shrubs and plants and concrete shed. There is a communal car park adjacent to the property.

Services

We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Amenities in the village include mini supermarket, doctors, various other shops, pubs/restaurants, take aways, cafes, regular bus services and post office. The wonderful sandy beach is also just over half a mile from the property!

Directions

Coming from Skegness as you enter Ingoldmells turn right onto Sea Lane (on the sharp left hand bend) and take the left hand turning into Whitehaven, Berkely Park. There is a car park immediately upon entering. Beech Crescent is the first Park home on the right hand side adjacent to Sea Lane.

Material Information Data

Council Tax band: A

Tenure: Leasehold

Property type: Parkhome

Property construction: Standard Parkhome

Energy Performance rating: exempt

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: LP gas-powered central heating is installed

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Communal Car Park

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

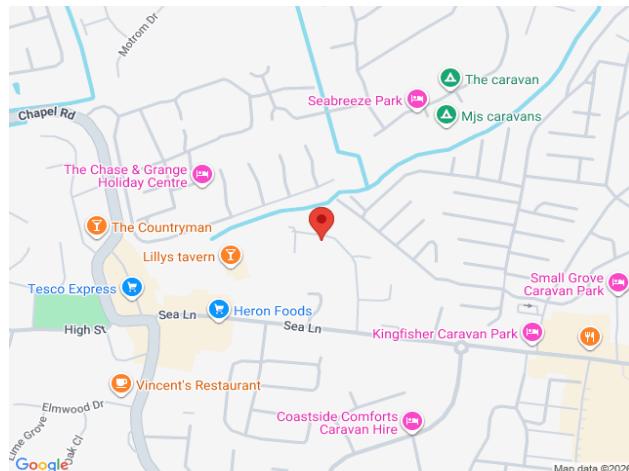
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

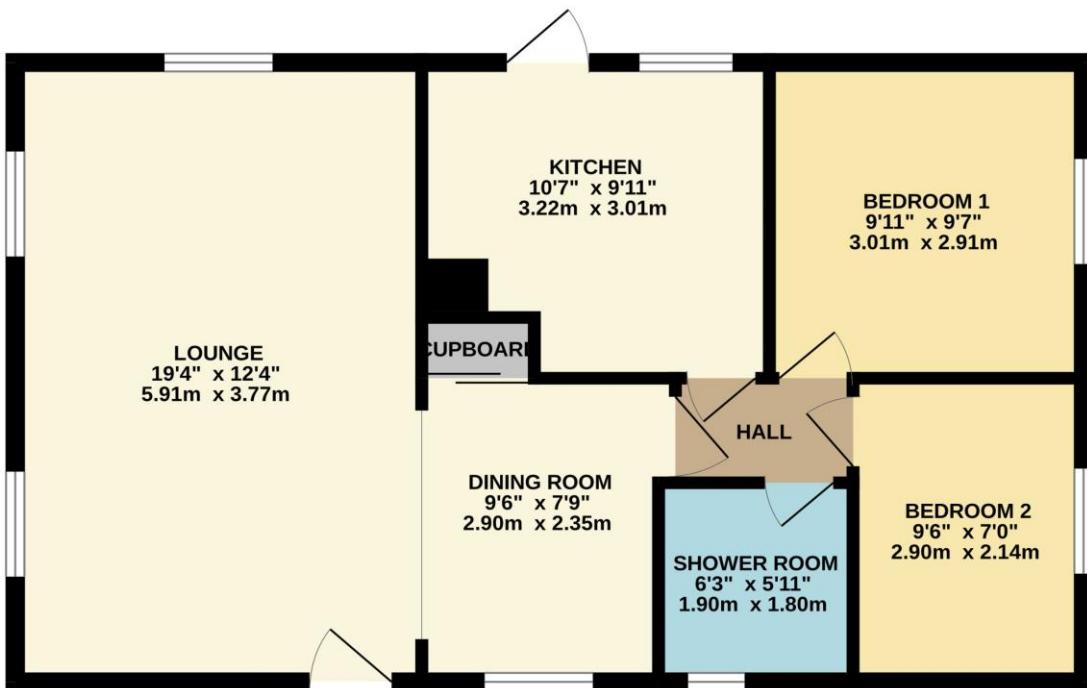
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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