



33 Davos Way, Skegness,
Lincs, PE25 1EL



£212,000

- WELL PRESENTED BUNGALOW
- QUIET CUL-DE-SAC
- SOUGHT AFTER RESIDENTIAL AREA
- GARAGE & DRIVEWAY
- REAR GARDEN WITH FIELDS BEYOND
- GAS CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX BAND B
- EPC RATING D



A well presented two-bedroom detached bungalow in a quiet cul de sac in this sought after residential area to the west of Skegness town centre. With Hall, 21' Lounge Diner, Breakfast Kitchen, Shower Room, gas central heating, pvc double glazing, Garage, driveway providing ample parking, rear garden with fields beyond. EPC Rating D

LOCATION

From Newton Fallowell office follow Roman Bank northwards to the traffic lights and turn left into Burgh Road. At the Welcome Inn bear right into Beacon Way, right into Beacon Park Drive, left into Portland Drive and 3rd left into Davos Way.

RECEPTION HALL

With opaque pvc door and side screen, radiator, access to roof space, built in airing cupboard housing the hot water cylinder.

LOUNGE DINER

21' 10" x 11' 10" / 8' 5"

With pvc window to the front elevation with vertical blinds, radiator, fireplace surround and space for an electric fire.

BREAKFAST KITCHEN

10' 10" x 11' 10"

Attractively fitted with base and wall cupboards, worksurfaces with tiled splashbacks, stainless steel sink unit, built under oven and 4 ring gas hob with cooker hood above, tall cupboards, spaces for fridge and washing machine, radiator, pvc window overlooking the lovely rear garden, opaque pvc door to the rear.



BEDROOM 1

9' 1" x 10' 10"

With pvc window to the front elevation, radiator.

BEDROOM 2

9' 1" x 10' 8"

With pvc window to the rear elevation, radiator.

SHOWER ROOM

6' 5" x 5' 5"

With shower enclosure with Shower Force shower, hand basin, W.C, radiator, opaque pvc window.

OUTSIDE

To the front is a lawned garden with pebbled borders and a concrete drive with light over leads to the:-

GARAGE

16' 4" x 9' 3"

With up and over vehicle door, single glazed window, light and power.

A brick arch and gate leads to the rear garden with a paved sitting area, lawn, greenhouse, landscaped pebbled areas, former pond, new fencing, cold water tap, fields beyond.



TENURE

Freehold.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band B - 2024/25 - £1683.11

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

Ground Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



Total area: approx. 65.2 sq. metres (702.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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