



2, Simons Yard, Croft Bank

£775 PCM



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Willsons
— SINCE 1842 —

2, Simons Yard,
Croft Bank, Skegness,
Lincolnshire, PE24 4RG

"AGENT'S COMMENTS"

A 3 bedroom semi detached house located on a private road just a short drive from Skegness town centre . The property benefits from UPVC double glazing throughout and oil fired central heating. Consisting of a two reception rooms, kitchen, ground floor WC, three bedrooms and bathroom, with additional outbuildings, large gardens and driveway. Council Tax band A. EPC Rating D. Deposit £894.23

LOCATION

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<https://www.willsons-property.co.uk>

Viewings & 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).

Our office hours are 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays

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

A 3 bedroom semi detached house on a private road just a short drive from Skegness town centre

Entrance Hall

UPVC entrance door, light fitting, telephone point, smoke alarm, corner shelf, light switch

Lounge

16'5" x 10'1" (5.01 x 3.09)

UPVC double glazed window and french doors leading to garden, x 2 radiators, light fitting, blind, curtains, open fire place, CO alarm, aerial point, sockets and switches

Dining Room

10'11" x 10'5" (3.34 x 3.18)

UPVC double glazed window, radiator, shelving units, wooden fire surround and hearth, central heating controller, light fitting, sockets and switches

Kitchen

9'3" x 9'4" (2.82 x 2.86)

UPVC double glazed windows, both with blinds, range of base units and wall units, 1.5 stainless steel sink with mixer tap, electric cooker with 4 ring hob, extractor hood, space and plumbing for washing machine, heat detector, strip light fitting, sockets and switches. Under stairs storage cupboard with additional shelving

Cloakroom

UPVC double glazed door, radiator, light fitting, coat hooks, switches

Ground Floor WC

5'4" x 2'11" (1.65 x 0.91)

UPVC double glazed window, low-level toilet, light, switch

Landing

9'2" x 4'11" (2.81 x 1.50)

UPVC double glazed window with blind, radiator, light fitting, smoke alarm, sockets and switches

Bedroom One

11'7" x 9'9" (3.54 x 2.99)

UPVC double glazed window with curtains, radiator, built in storage, shelving and wardrobe, light fitting, sockets and switches

Bedroom Two

8'2" x 9'5" (2.50 x 2.88)

UPVC double glazed window, curtain pole, radiator, built in storage cupboard, shelving, light fitting, sockets and switches

Bedroom Three

8'3" x 6'1" (2.54m x 1.86)

UPVC double glazed window with blind, radiator, built in wardrobe and desk, shelves, mirror, light fitting, sockets and switches

Bathroom

9'1" x 4'10" (2.78 x 1.49)

UPVC double glazed window, bath, mixer shower, shower screen, radiator, towel rail, close coupled toilet, pedestal basin with vanity unit storage, mirror, light fitting, light pull cord.

Outside Store

Containing boiler, CO alarm, shelves





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.

