



38, Acacia Avenue,

£900 Per Month



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Willsons
— SINCE 1842 —

38, Acacia Avenue,
, Chapel St. Leonards,
Lincolnshire, PE24 5RE

"AGENT'S COMMENTS"

Spacious two bedroom detached bungalow based in the seaside town of Chapel St Leonards, close to local amenities. This property has electric storage heaters, UPVC double glazed windows with fitted blinds throughout. Private off road parking with large driveway for two cars. Council tax band B. EPC rating E. Deposit £1038.46

LOCATION

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T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Viewing and 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 are arranged between the hours of 9am - 5pm Monday to Friday.

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

Accessed via off-road parking and two side doors

Lounge

11'3" x 16'2" (3.43 x 4.95)

UPVC Double glazed windows, Fitted vertical blinds, electric fire, light fixture, sockets and switches

Kitchen / Diner

8'0" x 14'1" (2.44 x 4.30)

Open plan kitchen and dining room, UPVC double glazed windows, fitted vertical blinds, electric fire, storage heater, storage cupboards, water tank, range of wall and base units, under counter fridge, electric over and grill with 4 ring hob, over cooker extractor fan, double stainless steel sink, electrical fuse box, Sockets and switches, access to utility room.

Utility

4'8" x 10'11" (1.43 x 3.35)

UPVC double glazed windows and doors, access to front and back garden

Hallway

15'0" x 3'9" (4.59 x 1.16)

Light fixture, storage heater, switches.

Bedroom 1

11'3" x 11'5" (3.44 x 3.48)

UPVC double glazed window, fitted vertical blinds, sockets and switches

Bathroom

6'3" x 5'5" (1.93 x 1.66)

UPVC double glazed window, electric shower over bathtub, pedestal sink, toilet, wall mounted heater fan, fitted roller fan.

Bedroom 2

10'6" x 9'2" (3.22 x 2.81)

UPVC double glazed sliding door with access to conservatory, fitted curtains, sockets and switches.

Conservatory

9'6" x 13'1" (2.90 x 3.99)

UPVC sliding door and windows, electric fan and light fixture, sockets and switches, fitted vertical blinds,

Garage

8'0" x 16'10" (2.44 x 5.14)

Manual overhead sliding door, UPVC door and windows to rear





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.

