



38, Acacia Avenue,
£850 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 consists of two good sized bedrooms, a large open plan lounge, dining kitchen, bathroom and conservatory. The property benefits from a private driveway, garage and a large rear garden.

LOCATION

Chapel St. Leonards is a coastal village with sandy beaches situated in East Lincolnshire. It benefits from a primary school, doctor's surgery, range of shops including food store with post office and a variety of eateries. It is situated approximately 7 miles north of the coastal resort of Skegness with regular bus services running. Skegness has a railway station, secondary schools both grammar and comprehensive, range of shops and supermarkets and a hospital, dentists, and leisure facilities including swimming pools, cinema and theatre.



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16 Alitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

How to apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

Viewings

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

Accommodation

Accessed via off-road parking and two side doors

Holding Deposit

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 totalling to £196.15, 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.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £980.76

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Entrance Porch

Front entrance porch

Hallway

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

Electric storage heater, light, sockets and switches.

Lounge

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

Windows, fitted vertical blinds, electric fire, storage heater, light, sockets and switches



Kitchen / Diner

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

Open plan kitchen and dining room, windows, fitted vertical blinds, electric fire, storage heater, storage cupboards, range of wall and base units, electric oven with 4 ring hob, double stainless steel sink, electrical fuse box, light, sockets and switches, access to utility room.



Utility

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

Windows and doors, access to front and back garden

Bedroom 1

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

Window, fitted vertical blinds, electric storage heater, sockets and switches



Bathroom

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

Window, electric shower over bath, pedestal sink, toilet, light, pull cord

Bedroom 2

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

Double glazed sliding door with access to conservatory, electric storage heater, sockets and switches.

Conservatory

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

UPVC sliding door and windows, light fitting, sockets and switches, fitted vertical blinds

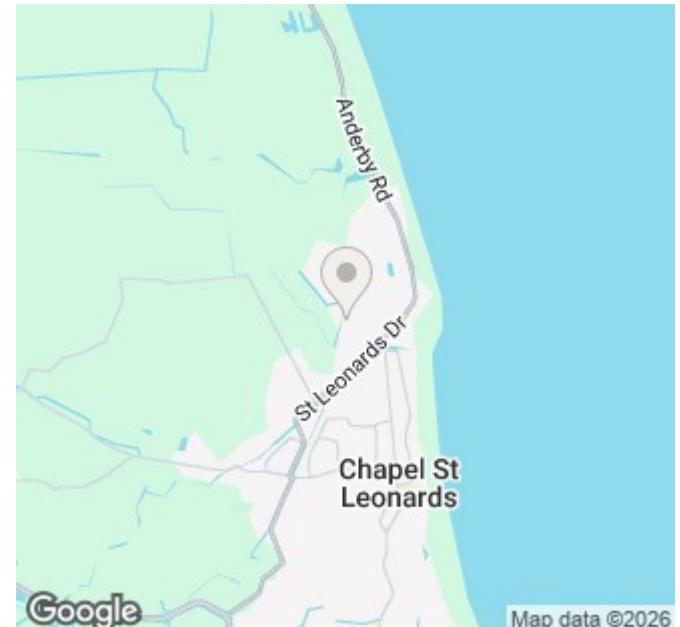
Garage

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

Manual overhead sliding door, pedestrian door and windows to rear



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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.

