

113a, Drummond Road, Skegness

£650 PCM

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Willsons
SINCE 1842

113a, Drummond Road, Skegness, Lincs, Lincolnshire, PE25 3EP

"AGENT'S COMMENTS"

This well presented three bedroom duplex flat is situated above commercial premises and is within walking distance of the beach and local amenities of Skegness Town Centre. The property has it's own separate access and comprises of entrance hall, open plan kitchen/diner, lounge, master bedroom, bathroom, with two further bedrooms located on the second floor. The property benefits from Gas Central Heating and Double Glazing throughout. Council Tax Band A, EPC Rating E, Deposit £750.00

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham







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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.

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 £150.00 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 £750.00

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

Accommodation
A well presented three bedroom duplex flat located above commercial premises with it's own private access

Entrance Hall
9'0" x 4'7" (2.76 x 1.40)
Double glazed front door, radiator, fire alarm, smoke alarm, built in storage cupboard with coat hooks, shelf, light, sockets and switches

Bathroom
6'7" x 5'9" (2.01 x 1.76)
Window with roller blind, toilet, basin, bath, shower with standard and rainfall shower heads, radiator, towel rail, light, pull cord

Bedroom 1
11'5" x 9'10" (3.48 x 3.01)
Window, curtain pole, built in storage cupboards, radiator, light, sockets and switches

Open Plan Kitchen/Dining Room
11'10" narrowing to 8'6" x 10'2" (3.62 narrowing to 2.61 x 3.12)
Window with roller blind, curtain pole, range of cream wall and base units, cream marble effect worktop, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for under counter fridge and freezer, space for gas or electric cooker, extractor fan, boiler, smoke alarm, CO alarm, fire alarm, radiator, built in storage cupboard containing gas meter, broadband point, lights, sockets and switches

Lounge
14'9" x 10'0" (4.51 x 3.07)
Large bay window with curtain poles, flame effect fire with surround, radiator, telephone point, Openreach box, aerial point, cupboard with electric meter, light, sockets and switches

Stairs and Landing
13'2" x 2'5" (4.02 x 0.76)
Stairs leading to landing with room thermostat, window with blind, smoke alarm, fire alarm

Bedroom 2
11'8" x 9'9" (3.58 x 2.99)
Window with blind and curtain pole, radiator, light, aerial point, sockets and switches

Bedroom 3
12'3" x 6'2" (3.75 x 1.90)
Window, radiator, light, sockets and switches

Exterior
Alleyway leading to large paved patio area











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.