



Willsons

12, Forsyth Crescent, Skegness

£725 PCM



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Willsons
SINCE 1842

12, Forsyth Crescent,
, Skegness,
Lincolnshire, PE25 3PR

"AGENT'S COMMENTS"

This two bedroom semi-detached bungalow is located in a quiet cul-de-sac in the seaside town of Skegness and is close to local amenities. The property has UPVC double glazed windows and doors as well as gas central heating throughout. There is a private driveway suitable for 2 cars and access to a garage. With both front and rear lawns, this property would be suitable for a keen gardener. Council Tax band B. EPC Rating D. Deposit £836.53.

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 View

If you would like to apply to view this property, complete and return the application form that can be found on our Willsons website on the property listing. 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 to £167.30, must be paid at the start of referencing and is to be held for up to 15 days, however with consent, we will hold the fee until the completion of the tenancy. This fee will be deducted from the first months rent upon successful completion of referencing. If the tenancy does not commence, the holding deposit will be returned to either applicant or landlord dependant on the reason for the unsuccessful let.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £836.53

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

Accommodation

Property accessed via private driveway and into the front entrance

Lounge

9'2" x 11'10" (2.80 x 3.63)

UPVC Double glazed window and front door, gas central heated radiator, curtains and curtain rail, fitted vertical blind, TV arial port, light fixtures, sockets and switches.

Kitchen

10'5" x 15'5" (3.20 x 4.70)

UPVC windows and door to rear garden, gas central heated radiator, wall and base units, fitted vertical blinds, stainless steel double sink and drainer, space for gas cooker, space for washer and dryer, larder cupboard holding water cylinder, gas boiler inside cupboard, breakfast bar.

Bedroom 1

9'10" x 11'10" (3.00 x 3.61)

UPVC double glazed window, gas central heated radiator, netted blinds, curtains and curtain rail, TV arial, sockets and switches.

Bedroom 2

13'8" x 8'5" (4.18 x 2.57)

UPVC double glazed windows and door to rear garden, gas central heated radiator, curtain and curtain rail, sockets and switches.

Bathroom

5'6" x 5'11" (1.68 x 1.81)

UPVC double glazed window, gas central heated radiator, electric shower over panelled bath, glass shower screen, pedestal hand basin, toilet, fitted vanity cupboard, extractor fan, Safety handles on wall.

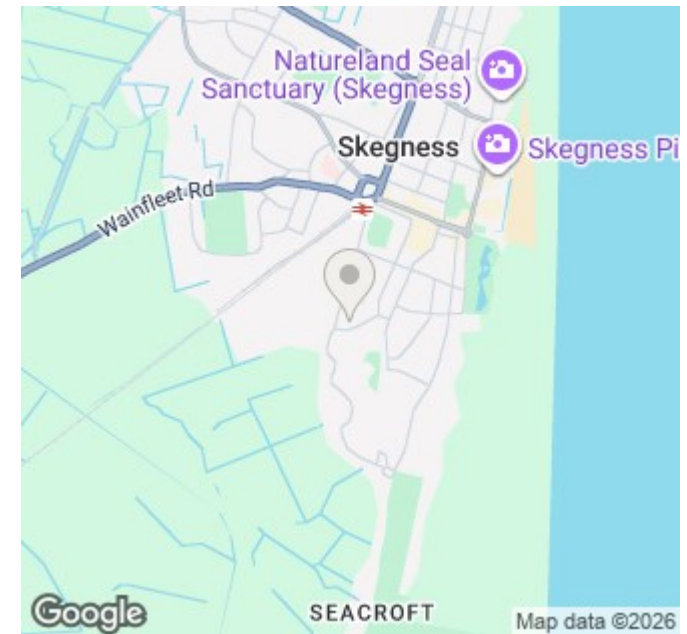
Front garden

Private driveway with space for 2 cars, grassed lawn with variety of flowers, access to garage and gate to rear garden.

Rear Garden

Grassed lawn and patio area with path, access to kitchen and bedroom 2





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.

