



84 Wainfleet Road

Skegness

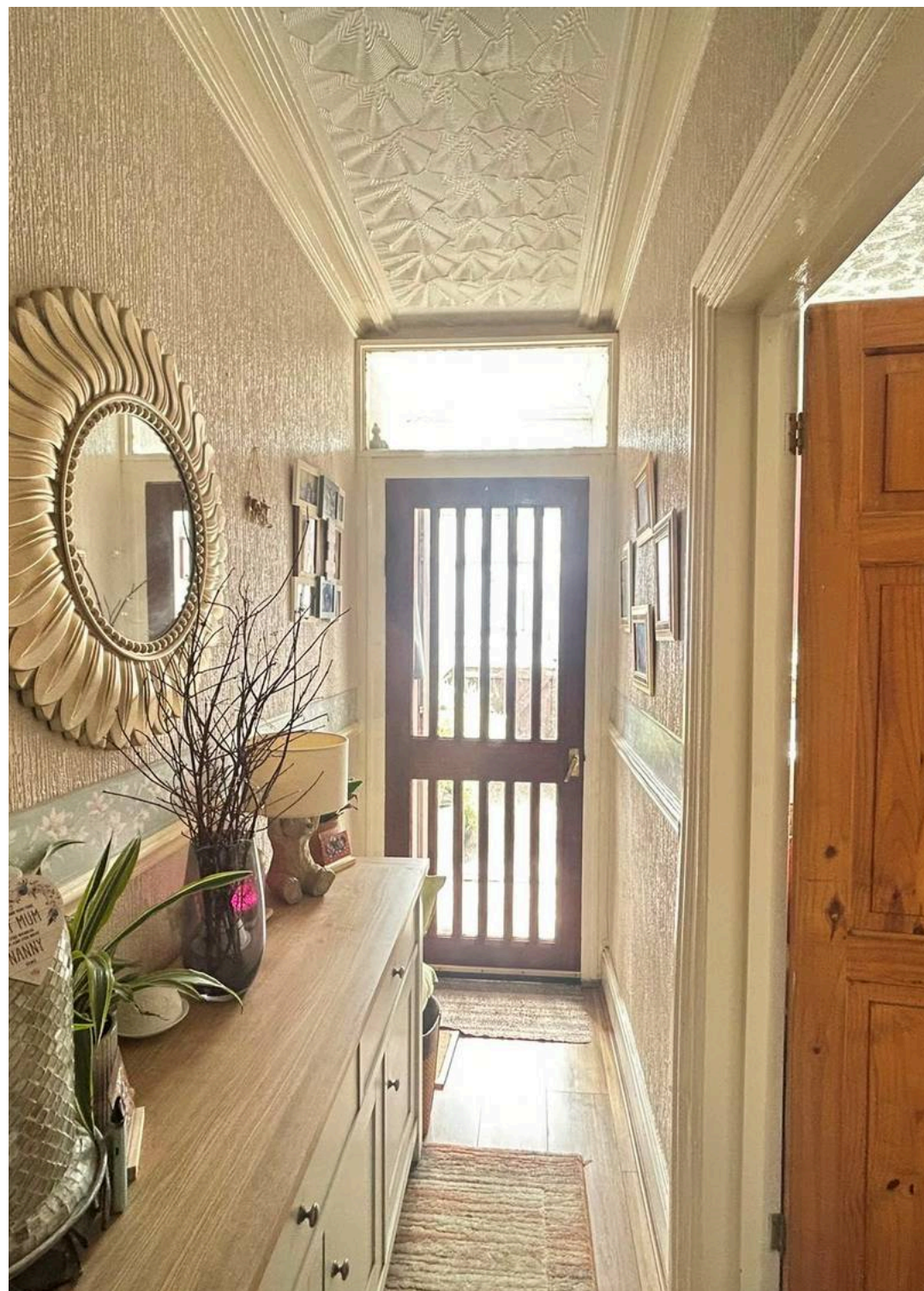
INVESTMENT PROPERTY. A substantial five-bedroom terraced house, offered for sale subject to an existing protected tenancy. Arranged over three storeys, the property comprises two reception rooms, kitchen to the ground floor, three bedrooms and a bathroom to the first floor and two further bedrooms to the third floor. There is a concreted yard to the rear with outbuilding and a W.C.

Council Tax band: A

Tenure: Freehold Subject to Protected Tenancy

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





ACCOMMODATION

PORCH & HALLWAY

Pvc entrance door, inner glazed door.

LOUNGE

13' 6" x 9' 11" (4.11m x 3.03m)

Pvc bay window to the front elevation, open to the:-

DINING ROOM

12' 0" x 9' 2" (3.65m x 2.80m)

Pvc window to the rear elevation, wall mounted gas fire.

KITCHEN

11' 2" x 9' 2" (3.41m x 2.80m)

Base and wall units, worksurfaces, stainless steel sink unit, pvc window to the side elevation, space for oven with extractor hood above.

1ST FLOOR LANDING

BEDROOM 1

14' 2" x 11' 8" (4.32m x 3.56m)

With 2 pvc windows to the front elevation, wall mounted gas heater, built in wardrobe.

BEDROOM 2

12' 2" x 9' 2" (3.71m x 2.80m)

With pvc window to the rear elevation, gas heater.

BEDROOM 3

8' 3" x 6' 6" (2.52m x 1.97m)

With pvc window to the rear elevation.

2ND FLOOR LANDING

BEDROOM 4

15' 0" x 10' 3" (4.56m x 3.13m)

With wooden skylight window.



BEDROOM 5

10' 1" x 9' 4" (3.07m x 2.84m)

With pvc window to the front.

BATHROOM

8' 4" x 5' 5" (2.53m x 1.66m)

With panelled bath with shower attachment over, hand basin, W.C, opaque pvc window to the side elevation.

OUTSIDE

Small garden area to the front. concreted yard to the rear.

OUTBUILDING

With plumbing for washing machine.

W.C**TENURE**

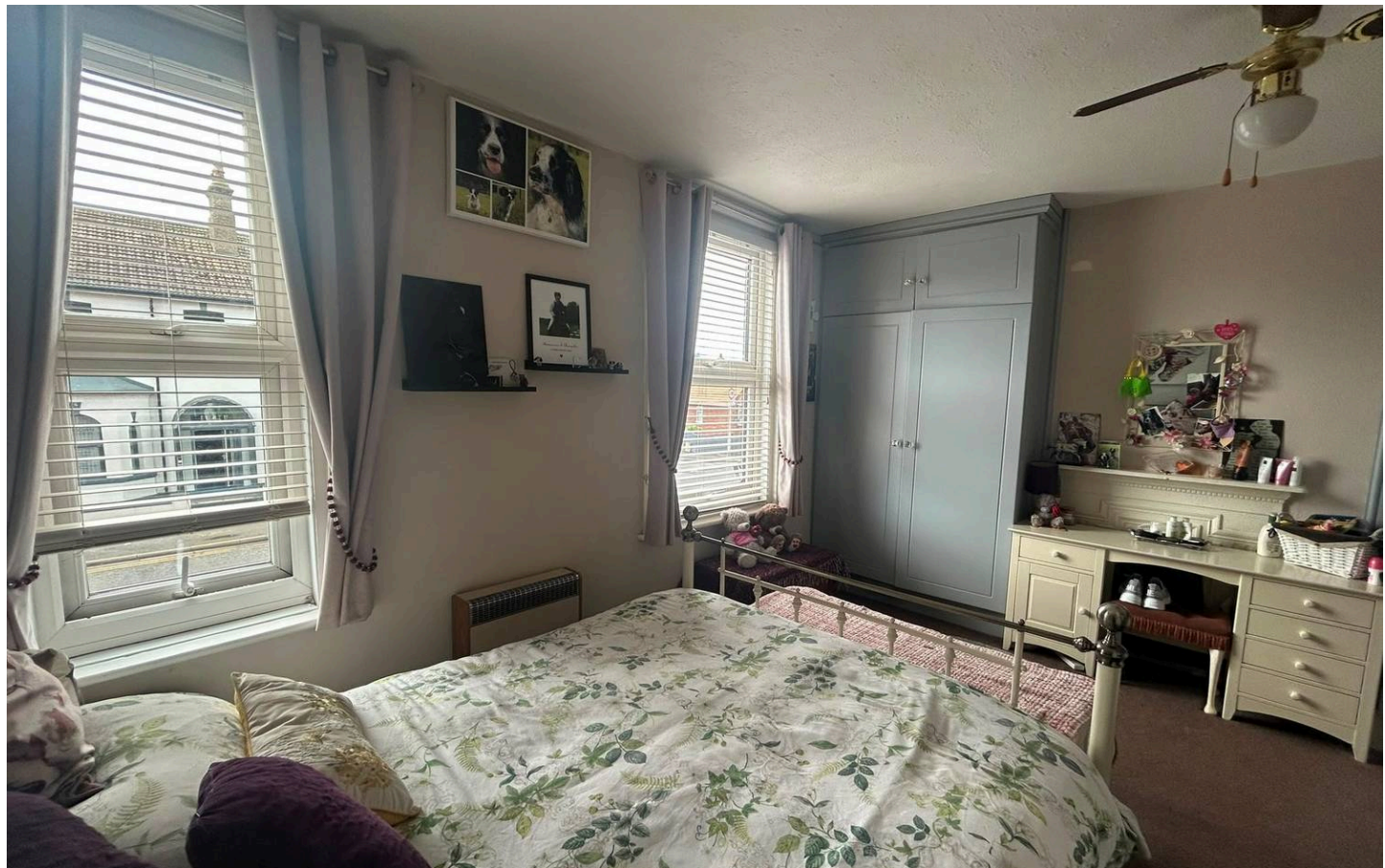
The property is offered for sale with a sitting tenant in occupation, subject to a protected/regulated tenancy under the Rent Act 1977. The current registered fair rent is £118.00 per week, registered on 24th January 2024. Details of the registered rent are available from the selling agents office. The buyer will acquire the property subject to and with the benefit of this ongoing protected tenancy.

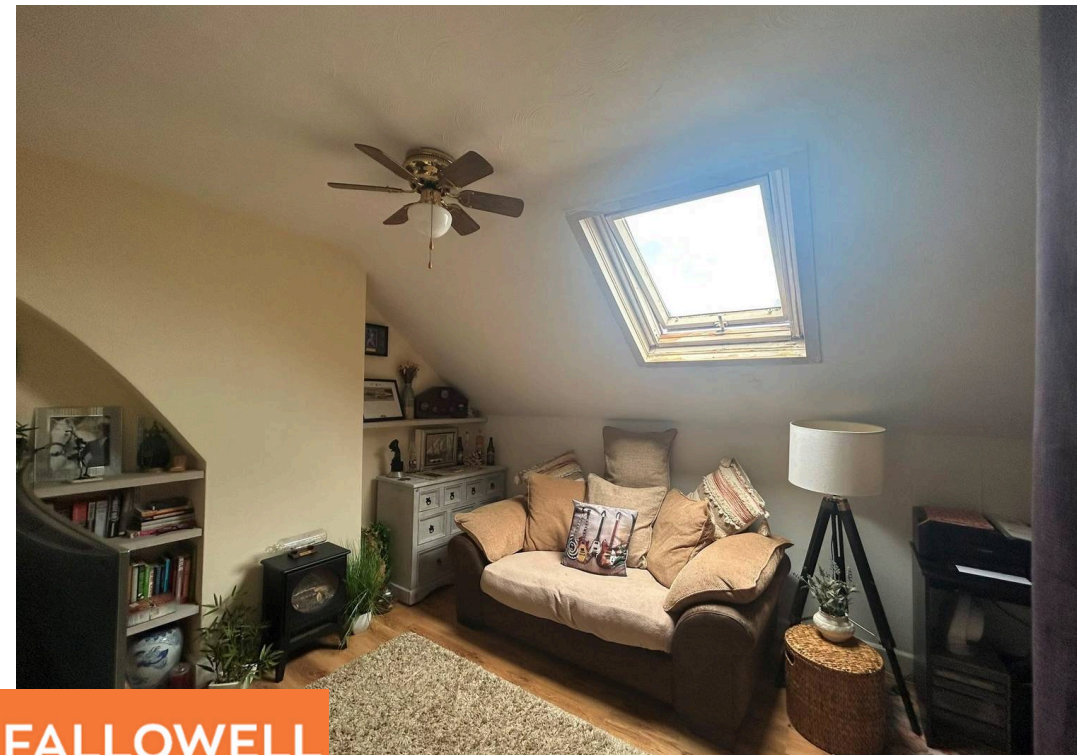
SERVICES

The property has mains gas, electricity, water and drainage connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

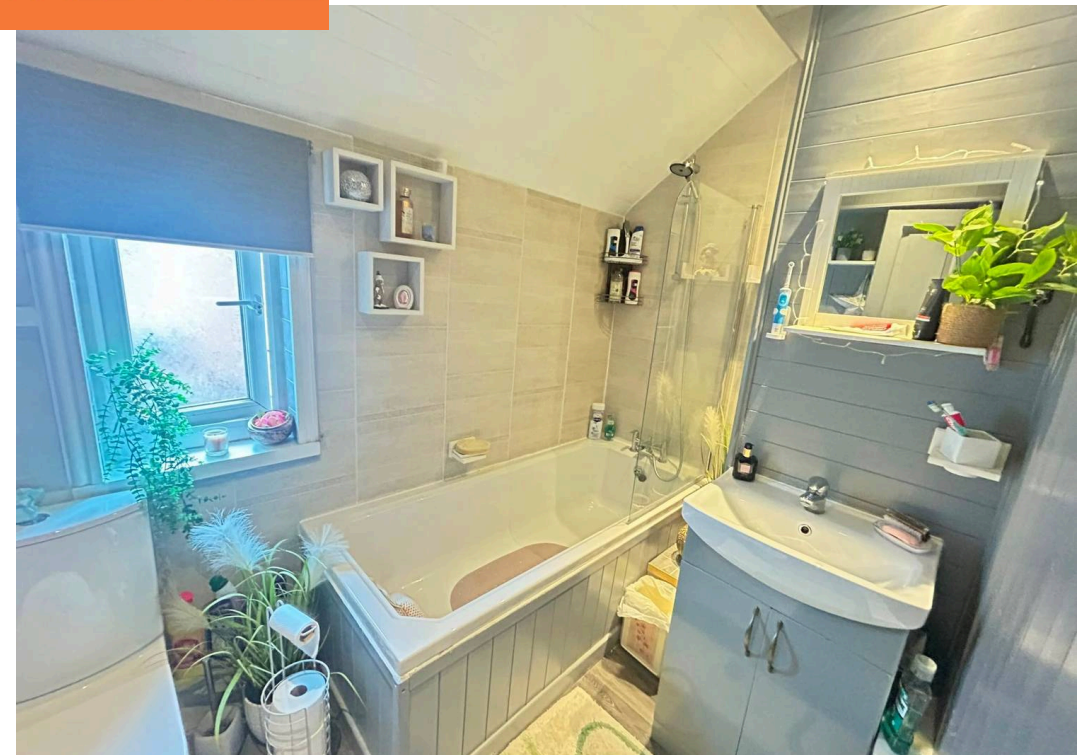
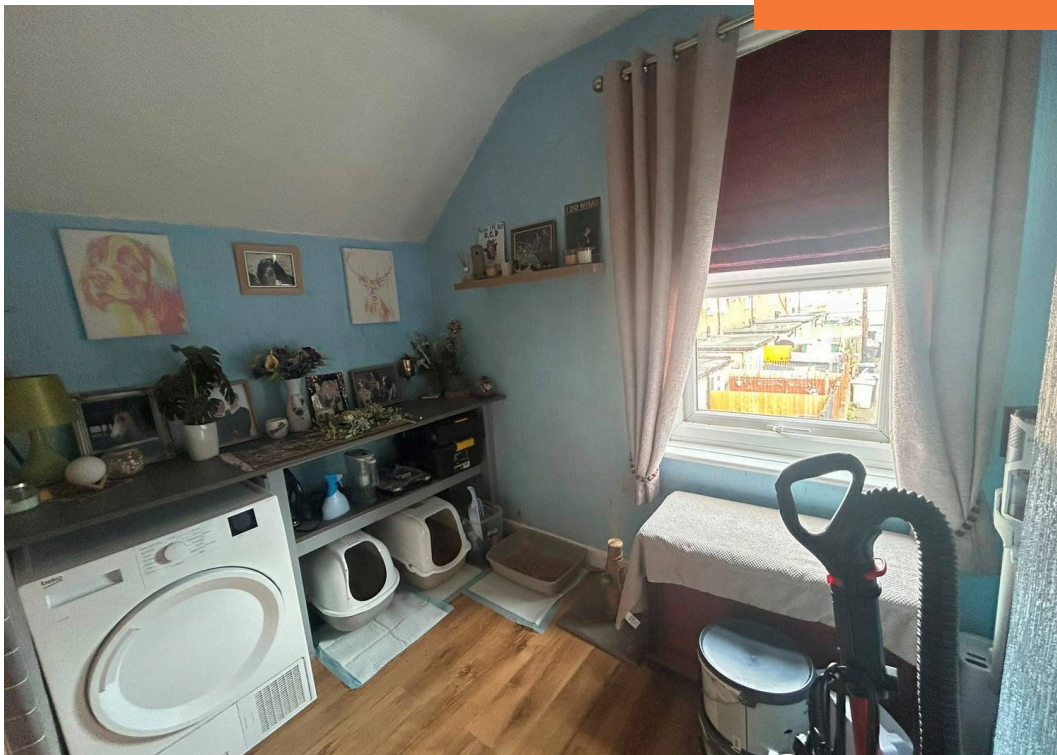
COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2026/27 – £1546.45





 **NEWTON FALLOWELL**





ANTI-MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks of £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

