



14, Somersby Grove,

£1,200 PCM



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Willsons
— SINCE 1842 —

14, Somersby Grove,
, Skegness,
Lincolnshire, PE25 3EN

"AGENT'S COMMENTS"

LOCATION
This spacious 4-bedroom, three storey end of terrace property is based in the seaside town of Skegness close to the beach and town centre amenities. Offering spacious living accommodation throughout, including lounge, dining room with open aspect to kitchen and utility room. On the first floor are two double bedrooms, family bathroom and separate WC, with a further two double bedrooms located on the third floor. There are low maintenance, paved front and rear gardens. The property benefits from uPVC double glazing and gas central heating throughout. Council Tax band: A. EPC rating: D. Deposit £1,384.61.

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 £276.92, 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 £1384.61. The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation

4 bedroom three storey end terrace property

Entrance Porch

Double Glazed Doors, letterbox, light, sockets and switches

Entrance Hall

11'8" x 3'6" (3.57 x 1.09)

Double glazed inner door with letterbox, smoke alarm, radiator, light, sockets and switches

Lounge

14'4" x 11'8" (4.39 x 3.57)

Window with curtain pole, curtains, radiator, flame effect electric fire with surround and mantle, smoke alarm, light fitting, sockets and switches

Dining Room

13'10" x 12'0" (4.23 x 3.68)

Windows, radiator, light fitting, flame effect electric fire with surround and mantle, built in storage cupboard containing, fuse board, electric meter, light fitting, coat hooks and shelving

Kitchen

11'4" x 2'11" (3.47 x 0.89)

Galley-style kitchen with a range of cream wall and base units, electric cooker with 4 ring hob, extractor fan, space for microwave, fridge freezer and dishwasher (both of which will be gifted to the new tenant), composite 1.5 sink and drainer, light fitting, heat alarm, sockets and switches, window and door to rear garden. There is a small utility room accessed via a sliding door, which contains: windowplumbing for a washing machine and vent for a tumble dryer.

First Floor Landing

window with opaque glass and curtain pole, radiator, central heating thermostat, light fitting, smoke & CO alarm, sockets & switches

Bedroom 1

13'6" x 11'8" (4.12 x 3.57)

Windows with curtain poles and curtains, built in wardrobes, telephone point, light fitting, sockets & switches

Bedroom 2

10'5" x 8'7" (3.20 x 2.64)

window with curtain pole, radiator, light fitting, sockets & switches

WC

4'6" x 2'11" (1.38 x 0.90)

Accessed via sliding door, window with opaque glass, toilet, toilet roll holder, light fitting, light switch

Bathroom

10'6" x 6'3" (3.22 x 1.93)

window with opaque glass, curtain pole and curtain, corner bath with chrome mixer tap, basin with chrome mixer tap, toilet, separate shower enclosure with bar shower, heart-shaped mirror, small towel rail radiator, two light fittings, light switches, built in cupboard containing gas central heating Vokera boiler

Second Floor Stairs & Landing

Smoke alarm, light fitting, loft access hatch, sockets and switches

Bedroom 3

15'0" x 8'3" (4.59 x 2.52)

window, built in wardrobe, light fitting, radiator, sockets & switches

Bedroom 4

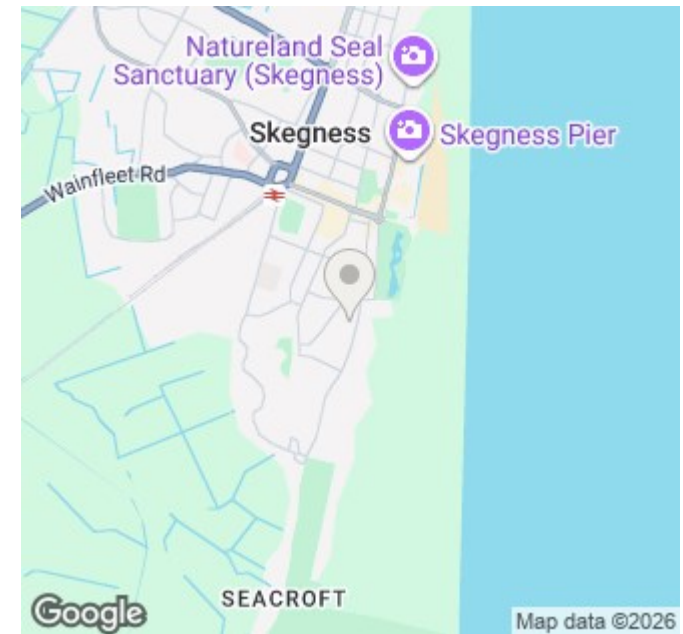
13'11" x 8'2" (4.25 x 2.51)

window, light fitting, radiator, sockets & switches

Rear Garden

Paved rear garden with shed and access to the street via small alleyway





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.

