

Investment Property

 **NEWTON
FALLOWELL**

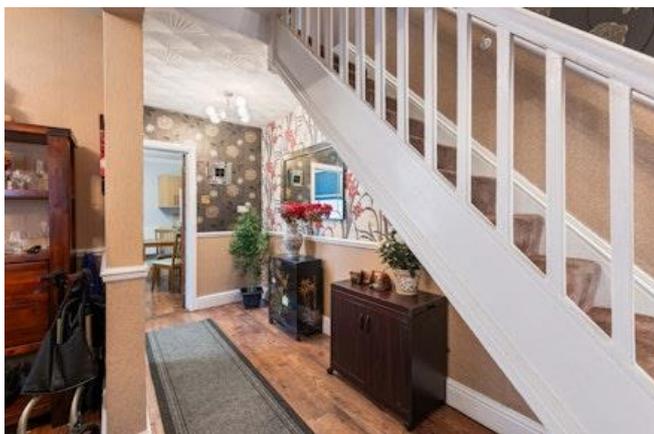


88 Wainfleet Road, Skegness,
Lincs, PE25 3RG



£139,950

- INVESTMENT PROPERTY
- RENT - 900 PCM
- CLOSE TO TOWN CENTRE
- 5 BEDROOMS
- AIR SOURCE HEATING
- SOLAR PANELS
- FREEHOLD
- EPC RATING B



INVESTMENT PROPERTY - TENANTED. RENTAL INCOME £900 PCM. A 3 storey, 5 Bedroom end of terrace house just a few minutes walk from Skegness town centre. With Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms and Bathroom to the first floor and two further Bedrooms to the second floor. There is an enclosed front garden and a small enclosed yard area to the side. The property benefits from Solar Panels and an Air Source Heat Pump. EPC Rating B

ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

ENCLOSED PORCH

With inner glazed door to the:-

ENTRANCE HALL

With radiator, stairs to first floor.

LOUNGE 4.06m x 3.13m (13'4" x 10'4")

With pvc bay window to the front elevation, open fireplace with tiled cheeks and wooden surround.



DINING ROOM 3.7m x 2.77m (12'1" x 9'1")
With pvc window to the rear elevation.

REAR LOBBY
With pvc door to the side garden.

KITCHEN 3.43m x 2.35m (11'4" x 7'8")
With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, space for cooker with extractor hood above, space for washing machine, pvc window to the side elevation.

FIRST FLOOR LANDING
With radiator, built in cupboard, stairs to 2nd floor.

BEDROOM 1 4.36m x 3.55m (14'4" x 11'7")
With 2 pvc windows to the front elevation, radiator.

BEDROOM 2 3.65m x 2.84m (12'0" x 9'4")
With pvc window to the rear elevation, radiator, feature fireplace.

BATHROOM 2.02m x 1.69m (6'7" x 5'6")
With panelled bath, pedestal hand basin, W.C, tiled surround, opaque pvc window to the side elevation, radiator.

BEDROOM 5 2.53m x 2.52m (8'4" x 8'4")
With pvc window to the rear elevation, radiator.

2ND FLOOR LANDING

BEDROOM 3 4.38m x 3.05m (14'5" x 10'0")
With pvc window to the rear elevation, radiator.

BEDROOM 4 3.53m x 2.77m (11'7" x 9'1")
With pvc dormer window to the front elevation, radiator.

OUTSIDE

To the front is a paved garden enclosed by a picket fence and with a small yard area to the side of the property.

TENURE & RENT

Freehold and subject to the existing tenancy. Let under an Assured Shorthold Tenancy at a current monthly rental of £900.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump. The property also benefits from Solar Panels.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

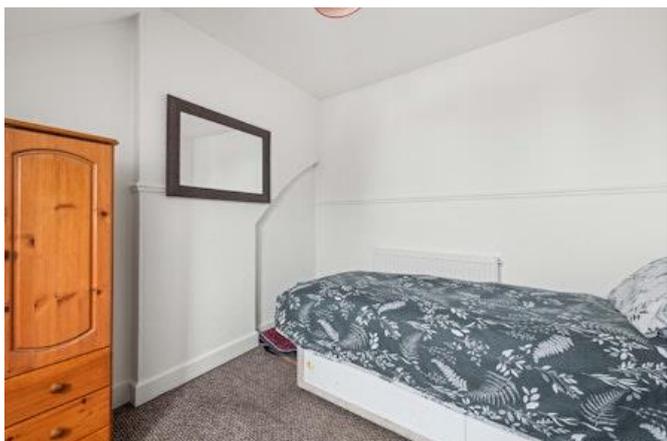
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2025/26 - £1,494.32

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. The cost of these checks is £66(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.

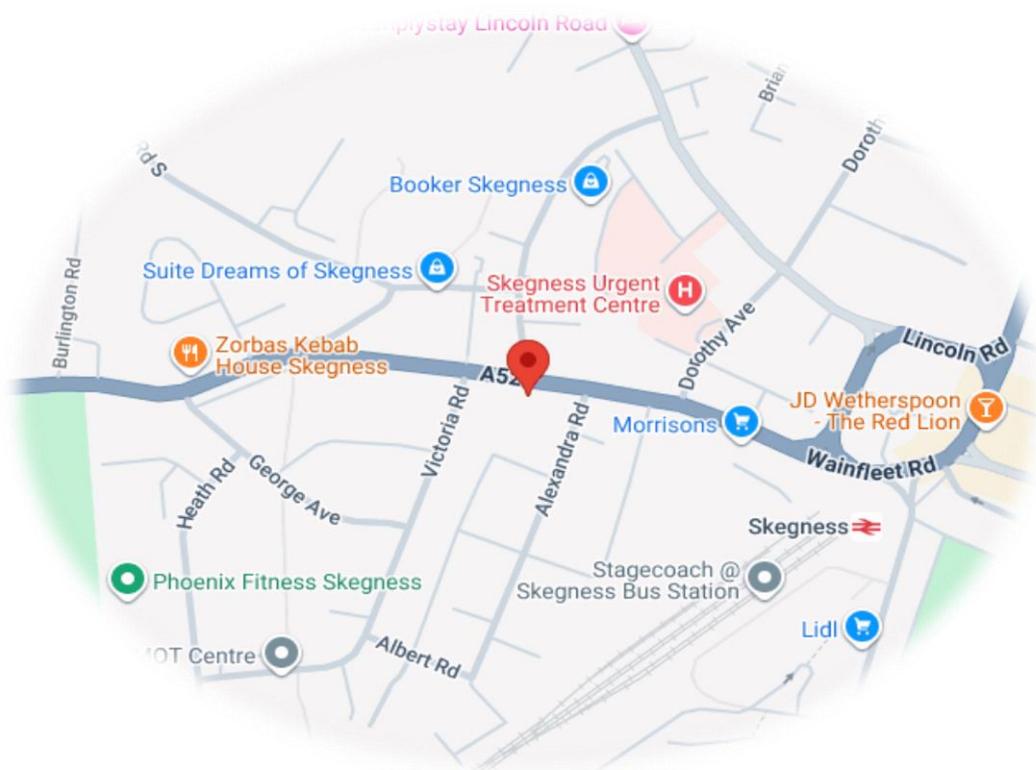




AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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.





Total area: approx. 151.0 sq. metres (1625.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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