

Buy. Sell. Rent. Let.



140 Teal Close, Skegness, PE25 1TR



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2

£92,000

When it comes to
property it must be


lovelle



£92,000

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Key Features

- NO ONWARD CHAIN
- Two Bedrooms
- Driveway
- Single Garage
- Ramped Deck Access
- EPC rating Exempt
- Immaculate Throughout
- Tenure: Leasehold Parkhome





For SALE WITH NO ONWARD CHAIN! Popular, over 55 year olds, Parkhome site with fishing lakes! This property is immaculate throughout with driveway, garage, low maintenance gardens, PVC deck, entrance porch/small conservatory, lounge, modern kitchen, shower room and two bedrooms with gas central heating and UPVC double glazing.

Porch/Conservatory

3.28m x 0.98m (10'10" x 3'2")

Entered via a UPVC door, of UPVC construction, with radiator, fitted blinds, UPVC door opens to;

Hall

With radiator, storage cupboard, (with radiator) doors to;

Bedroom One

2.98m x 2.5m (9'10" x 8'2")

With UPVC window to the side aspect, fitted blinds, fitted wardrobes, radiator, ceiling light fan.

Bedroom Two

2.74m x 2.4m (9'0" x 7'11")

With UPVC window to the side aspect, fitted blinds, radiator, fitted wardrobes.

Shower Room

2.34m x 1.35m (7'8" x 4'5")

With window to the side aspect with blind, ladder style radiator, tiled walls, vinyl flooring, walk in shower cubicle, low level WC, pedestal wash hand basin with bathroom cabinets beneath and above.

Kitchen

3.55m x 1.99m (11'7" x 6'6")

With UPVC windows to both sides, with fitted blinds, radiator, large storage cupboard, fitted with a range of base and wall cupboards with worktops over, stainless steel one and half bowl sink, integrated gas hob with extractor over, integrated electric oven, integrated microwave, integrated fridge freezer, integrated washer/dryer, open to;

Lounge

3.55m x 3.2m (11'7" x 10'6")

With UPVC patio doors and two UPVC windows all with fitted blinds, radiator, cupboard housing the central heating boiler, electric fire and surround, two display cabinets.

Outside

A great plot with tarmac driveway leading to a single garage. Front and rear gardens laid to patio, gravel and artificial grass plus concrete storage shed.

NB

All carpets, curtains, floor coverings, light fittings, furniture is included in the sale.

Services

We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Located on the ever popular Beacon Park Home Village which has the benefits of a hairdressers, pub/restaurant on site, two fishing lakes with exclusive use by residents and their guests. There is a regular bus service which stops on Beacon Way within a few hundred yards of Beacon Park Village.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Continue along past the petrol station and Spar shop and turn right onto Burgh Old Road. Go straight on at the mini roundabout onto Beacon Way. Then your first left turning will lead you into Beacon Park Village. Bear right and go down the speed bump and take the first left onto Mallard Way continue along and Teal close is on the left hand side down the bottom.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/QBCp5xrKVCujTLfDDSD67/view>

Material Information Data

Tenure: Leasehold Parkhome Ground Rent £212.03 per month inc water

Council tax band: A

EPC rating: exempt

Other -park home, standard construction

Accessibility adaptations: Ramped access

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three good, EE good

Parking: driveway & garage

Not a listed building

Not in a conservation area

No tree preservation order

Non-coal mining area: yes

Title register restrictions (LL103077)

The owner is responsible for maintaining and repairing shared fences on the western side of the property. The owner must help maintain and repair a 'party wall' (a wall shared with a neighbour) that divides a building on the land.

The owner must pay a fair share of the costs for repairing and maintaining shared pipes, drains, cables, and paths used by both this property and neighbouring land.

The owner must follow the rules and obligations set out in a 1978 agreement with the local council.

The owner is not allowed to dig under, change the ground level, or build anything within one metre of certain underground electric lines.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR



When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk