



4 Pearl Close

Skegness

NO CHAIN. A 2 Bedroom Semi-Detached Bungalow, close to the town centre, beach and local amenities. With Entrance Hall, Kitchen, Lounge and Bathroom, Solar Panels, low maintenance front and rear gardens with Shed and one allocated parking space. EPC Rating (tbc).

Council Tax band: B

Tenure: Freehold

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.





ACCOMMODATION

HALLWAY

With pvc entrance door, access to roof space, built in airing cupboard housing the hot water cylinder, further built in cupboard.

KITCHEN

13' 1" x 7' 1" (4.00m x 2.16m)

With base and wall units with worksurfaces and tiled splashbacks, stainless steel sink unit, space for oven and cooker hood above, plumbing for washing machine, pvc window to the front elevation, tiled floor.

LIVING ROOM

17' 5" x 10' 6" (5.31m x 3.21m)

With pvc patio doors to the rear garden, electric heater, electric fire.

BEDROOM 1

13' 8" x 9' 7" (4.17m x 2.91m)

With pvc window to the rear elevation, access to roof space will pull down ladder, electric heater.

BEDROOM 2

9' 11" x 9' 8" (3.01m x 2.95m)

With pvc window to the front elevation, electric heater.

BATHROOM

6' 7" x 6' 2" (2.01m x 1.87m)

With panelled bath, Triton shower with shower screen, tiled walls and floor, vanity unit with hand basin, W.C, opaque pvc window to the side elevation.

OUTSIDE

To the front is an enclosed gravelled garden. The rear garden is paved for lower maintenance with garden shed. We are advised by the vendor that there is one allocated parking space within the communal car park.



TENURE

Freehold.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters. 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 B – 2026/27 – £1,804.19

ANTI MONEY LAUNDERING REGULATIONS

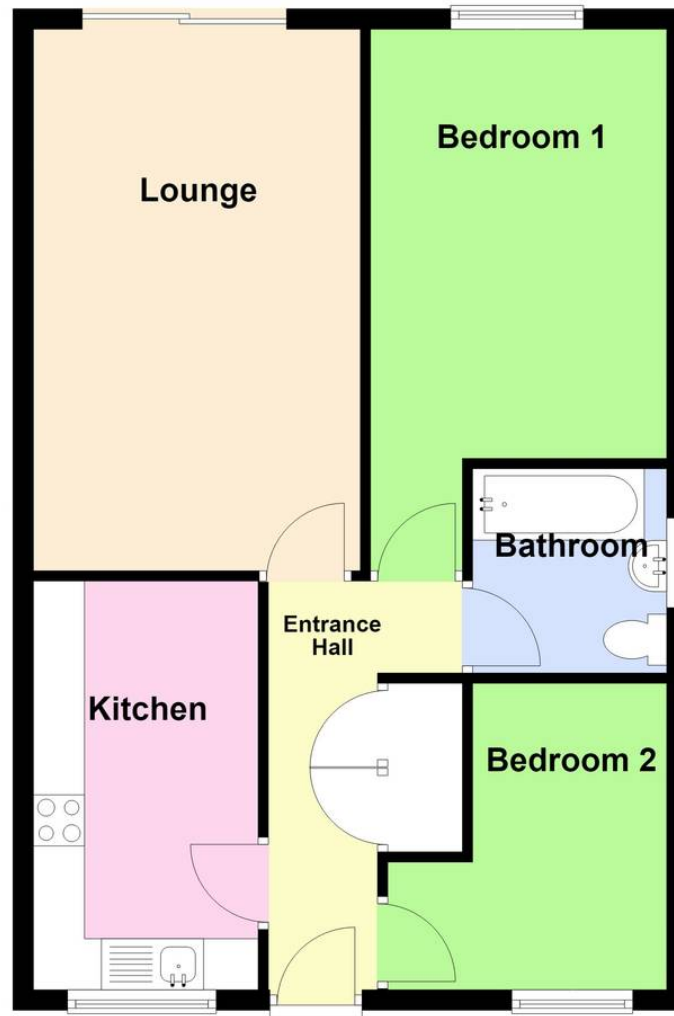
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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.





Ground Floor

Approx. 58.7 sq. metres (631.7 sq. feet)



Total area: approx. 58.7 sq. metres (631.7 sq. feet)

Newton Fallowell Estate Agents

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