



# 75 Briar Way

## Skegness

NO CHAIN. A 2 Bedroom Detached Bungalow in a sought after location to the south of Skegness within easy walking distance of the town centre and beach. The accommodation comprises Entrance Porch, Hallway, Kitchen, large 'L' shaped Lounge/Diner, 2 double bedrooms and a Shower Room. There are low maintenance gardens to the front and rear, a driveway proving ample parking and leads to a Garage. The property benefits from gas central heating and pvc double glazing. Viewing is recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## ACCOMMODATION

### PORCH

With pvc door, glazed door into:-

### HALLWAY

With radiator, cloaks cupboard.

### BEDROOM 1

12' 10" x 10' 10" (3.92m x 3.31m)

With built in wardrobes, radiator, pvc window to the rear elevation.

### BEDROOM 2

10' 10" x 10' 7" (3.31m x 3.22m)

With radiator, pvc window to the rear elevaton.

### WET ROOM

7' 6" x 7' 6" (2.28m x 2.29m)

With WC, pedestal hand basin, heated towel radiator, Triton shower, tiled walls, radiator, opaque pvc window to the side elevation.

### KITCHEN

11' 10" x 10' 10" (3.61m x 3.29m)

With wall and base units with tiled splashbacks, stainless steel sink unit with mixer tap, space for cooker with extractor hood above, plumbing for washing machine, space for fridge freezer, radiator, Ideal wall mounted gas central heating boiler, pvc window and door to the rear garden.

### LOUNGE

22' 6" x 22' 5" (6.87m x 6.82m)

With pvc window to the front elevation and pvc deep cill to the front elevation.

## OUTSIDE

The front garden is gravelled and block paved providing parking. The rear garden is low maintenance being majority gravelled with paved area for seating, greenhouse.

## GARAGE

With electric roller door and power, door leading into the rear garden.

## TENURE

Freehold.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

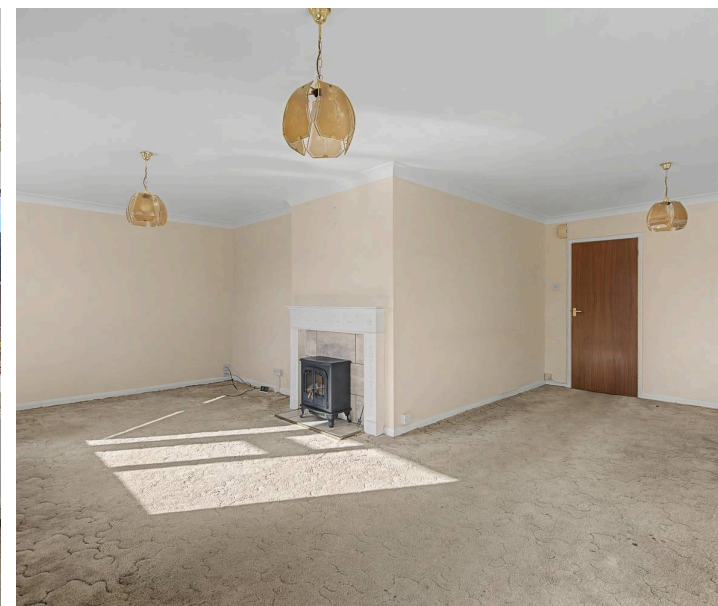
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council Band C – 2025/26 – £1,956.95

## 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.





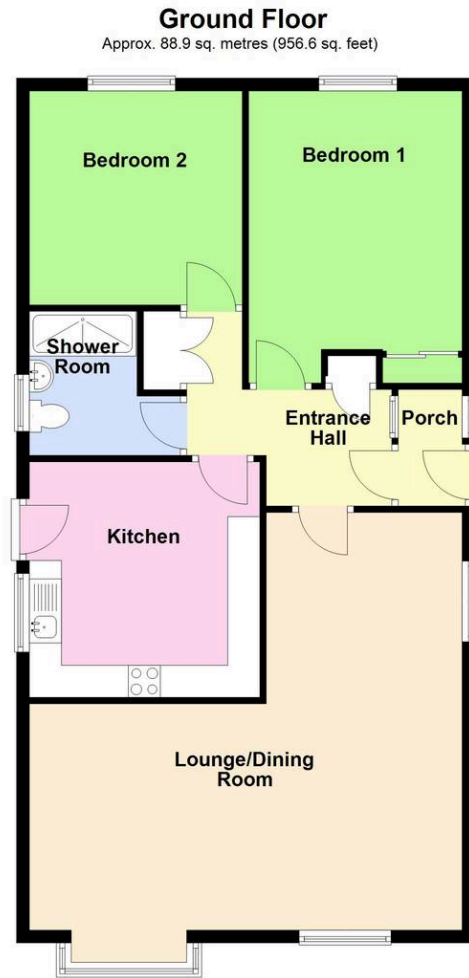
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Total area: approx. 88.9 sq. metres (956.6 sq. feet)

### 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, 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.



## Newton Fallowell Estate Agents

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