

NEWTON FALLOWELL

39 Richmond Drive, Skegness - PE25 3PQ

£200,000

39 Richmond Drive

Skegness

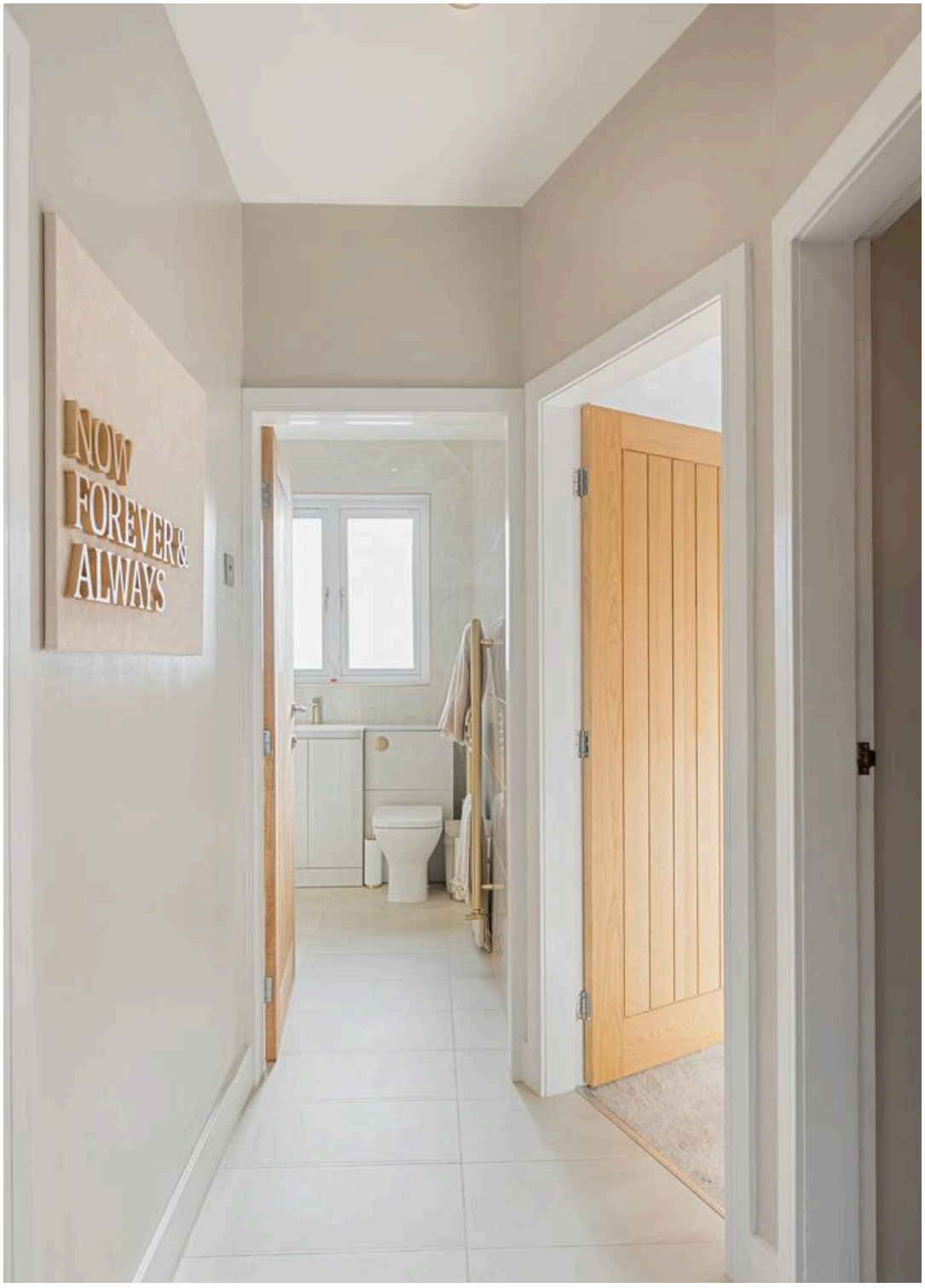
A beautifully refurbished bungalow situated in a very popular area of Skegness within easy walking distance of the town centre and close to the Richmond Primary School. The accommodation comprises Entrance Hall, Lounge, nicely fitted Kitchen and Shower Room and two bedrooms. There are gardens to the front and rear with a driveway providing off street parking and a former garage suited to a games room or home office. The bungalow has recently undergone an extensive refurbishment to include re-plastering, replacement windows and doors, re-wire and new gas central heating boiler. Viewing is highly recommended to appreciate this ready to move into property.

Council Tax band: B

Tenure: Freehold

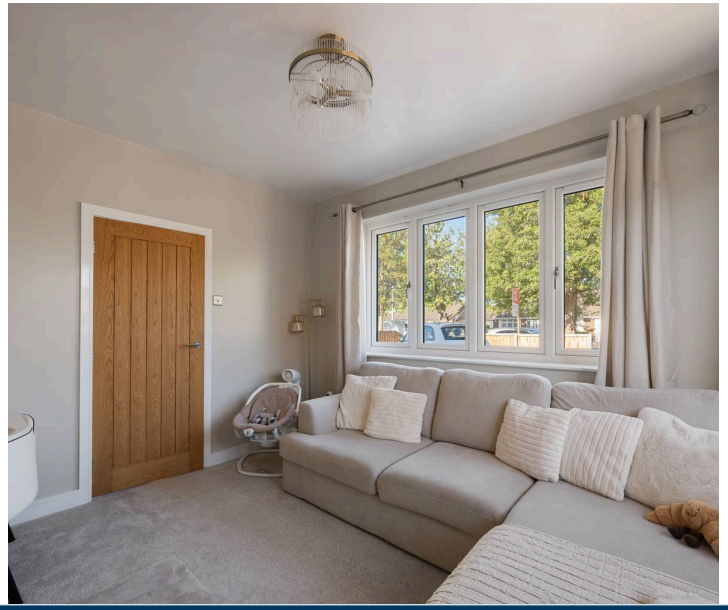
EPC Energy Efficiency Rating: D

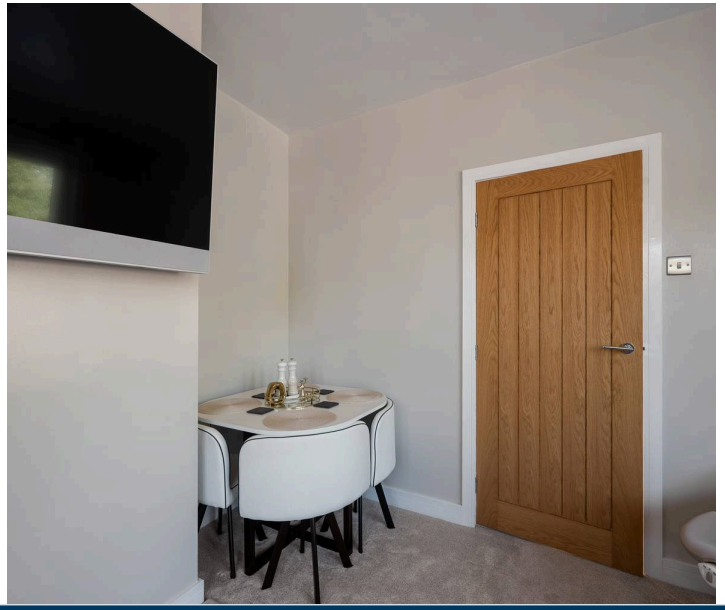
EPC Environmental Impact Rating: D



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

HALLWAY
With radiator.

LOUNGE
12' 2" x 11' 3" (3.71m x 3.43m)
With pvc windows to the front and side elevations, radiator.

KITCHEN
9' 0" x 8' 0" (2.74m x 2.44m)
Fitted with a modern range of shaker style base and wall units, worksurfaces with tiled splashbacks, sink unit with mixer tap over, space and plumbing for washing machine, tall cupboard housing a built in oven, 4 ring gas hob with extractor hood above, built in bin, integrated fridge, integrated dishwasher, pvc window to the rear elevation and pvc french doors to the side.

BEDROOM 1
11' 1" x 10' 10" (3.38m x 3.30m)
With pvc window to the front elevation, radiator.

BEDROOM 2
9' 7" x 8' 0" (2.92m x 2.44m)
With pvc window to the rear elevation, radiator.

SHOWER ROOM
8' 0" x 6' 0" (2.44m x 1.83m)
With large walk in shower enclosure with glass screen and direct shower, vanity unit with inset hand basin and W.C with concealed cistern, ladder towel radiator, tiled walls and floor, opaque pvc window to the rear elevation.

OUTSIDE

FORMER GARAGE
15' 5" x 8' 4" (4.70m x 2.55m)
With pvc french doors to the front elevation, light and power connected.

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.

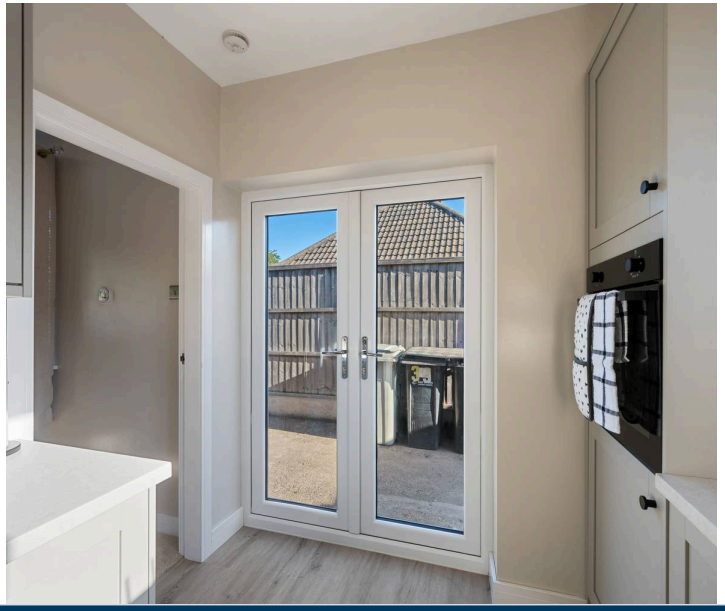
VIEWING
By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX
Charging Authority – East Lindsey District Council Band B- 2026/27 - £1804.19

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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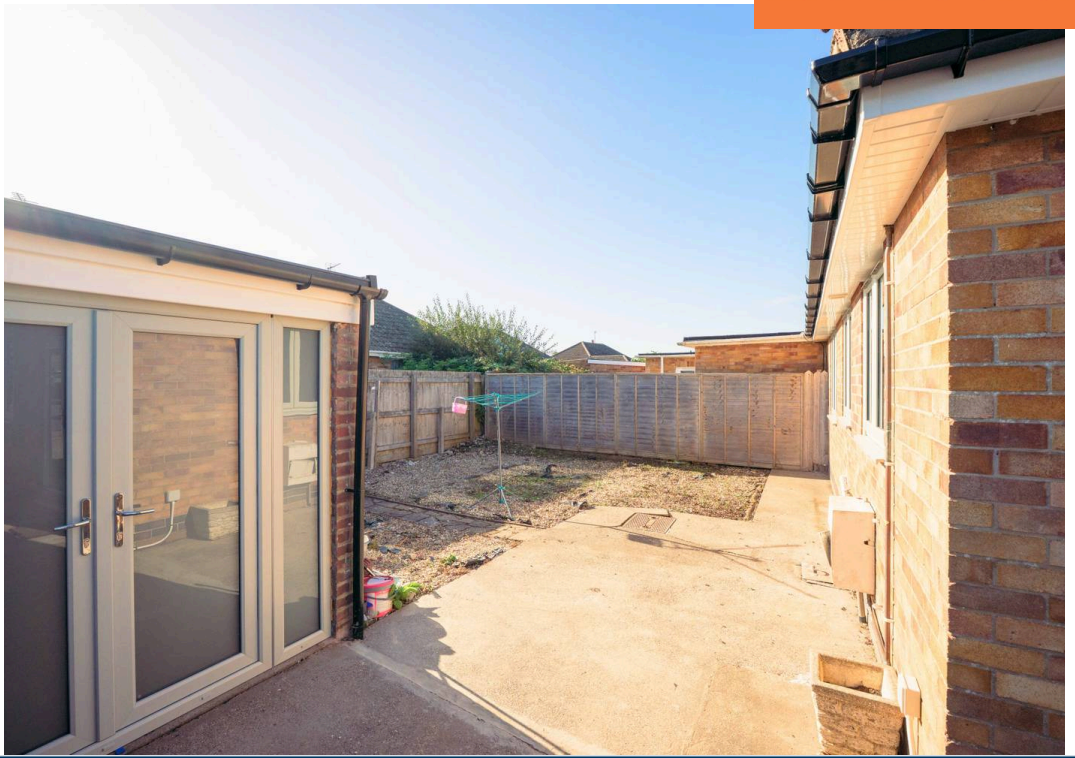








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ANTI MONEY LAUNDERING REGULATIONS

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. 49.4 sq. metres (531.8 sq. feet)



Total area: approx. 49.4 sq. metres (531.8 sq. feet)

Newton Fallowell Estate Agents

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