



1 Manor Bungalow, Roman Bank, Ingoldmells

£530 PCM



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Willsons
SINCE 1842

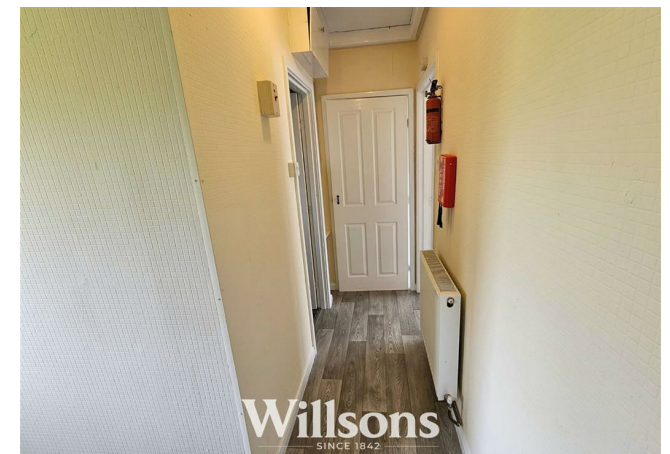
1 Manor Bungalow, Roman Bank, Ingoldmells, Skegness,

"AGENT'S COMMENTS"

A one bedroom semi detached bungalow located in the seaside town Ingoldmells. This recently re-decorated property consists of kitchen with built in oven and hob, bedroom, lounge and shower room. The property benefits from new flooring and carpets throughout, gas central heating and private off road parking. The electricity is provided via coin top up meter. Water included in the rent.

LOCATION

Ingoldmells home to the first Butlins Holiday Camp is a coastal village with sandy beaches in East Lincolnshire. It has a Primary school, doctor's surgery and other amenities including variety of shops, eateries and takeaways along with Fantasy Island amusement park. There are regular bus services to the coastal town of Skegness approx. 4 miles to the south. Skegness has a railway station, secondary schools both grammar & comprehensive, range of shops, supermarkets, a hospital & dentists. The neighbouring coastal village of Chapel St Leonards is approx. 3 miles to the north.



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How to apply

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

Holding Deposit

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling to £122.30, must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £611.53

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation

Recently re-decorated and re-carpeted one bedroom semi-detached bungalow located in the seaside town Ingoldmells.

Kitchen

9'3" x 3'0" (2.83 x 0.92)

Double glazed entrance door, window, range of base and wall units, stainless steel sink and drainer, built in electric oven with gas hob, built in extractor hood, space and plumbing for washing machine, light, sockets and switches

Shower Room

5'0" x 4'10" (1.54 x 1.48)

Window with roller blind, shower cubicle with sliding doors, electric shower, shower seat, toilet, corner pedestal basin, heated towel rail, light

Bedroom

8'5" x 7'3" (2.59 x 2.22)

Window, curtain track, light, radiator, sockets and switches

Hallway

9'5" x 2'11" (2.89 x 0.91)

Radiator, light, fire blanket and extinguisher, smoke alarm, cupboard containing electric meter and coin top-up meter, loft hatch

Living Room

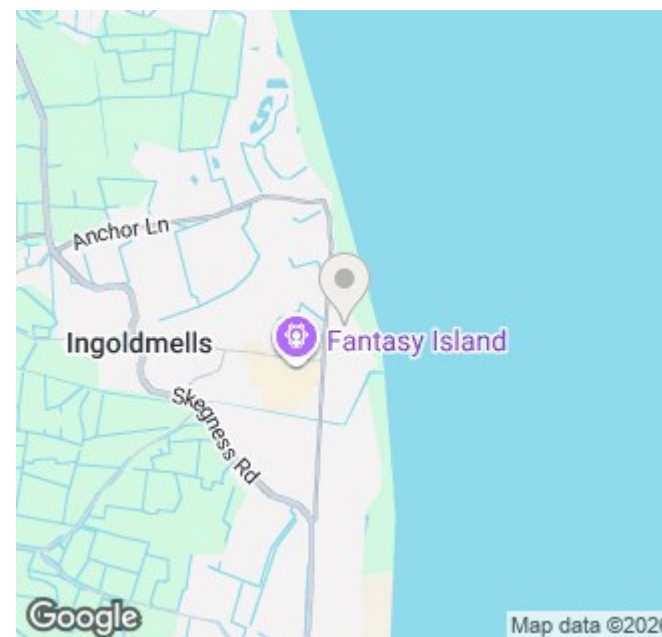
11'10" x 10'7" (3.61 x 3.25)

Window, vent, radiator, light, built in airing cupboard containing gas central heating boiler and shelving, telephone point, sockets and switches



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

