



16, Camelot Court, Sutton-On-Sea
£800 Per Calendar
Month



2



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Willsons
SINCE 1842

16, Camelot Court,
Sutton-On-Sea, Mablethorpe,
Lincolnshire, LN12 2SQ

"AGENT'S COMMENTS"

2 bedroom semi-detached bungalow situated in the seaside town of Sutton-On-Sea, situated close to local amenities. The property benefits from UPVC double glazing, Gas central heating, Garage, allocated parking space, and paved rear garden.

LOCATION

Sutton-on-Sea with its sandy beaches is situated on the east Lincolnshire Coast. There are a range of facilities including primary school, doctor's surgery, shops and businesses, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is situated approx. 3 miles to the north & has additional amenities including a cinema and sports centre. Secondary schools both Grammar and comprehensive can be found at the market town of Alford approx. 6 miles away.



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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 totaling to £184.61, 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 - totaling £923.07

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

Accommodation:

Semi-Detached two bedroom bungalow. Access to through front door leading to;

Entrance

22'1" x 5'4" (6.74 x 1.64)

Front door, Window with fitted net curtains, Radiator, Boiler cupboard, Light, Switch.

Kitchen

6'11" x 9'5" (2.12 x 2.88)

Window with fitted blinds, Range of base and wall units, Sink, Electric oven, Counter top Gas stove, Extractor hood, Fridge freezer, Extractor fan, Lights, Sockets and switches.

Living room

11'1" x 16'6" (3.38 x 5.05)

Window with fitted blinds, Radiator, Gas fireplace, Thermostat, Aerial and internet point, Lights, Sockets and switches.

Bathroom

4'1" x 6'11" (1.25 x 2.12)

Window, Radiator, Sink with storage, Toilet, Shower cubicle with electric shower, Wall mounted mirror, Airing cupboard, Access to loft, Extractor fan, Light, Light pulley.

Bedroom 1

9'10" x 10'0" (3.02 x 3.07)

Window, Radiator, Aerial point, Light, Sockets and switches.

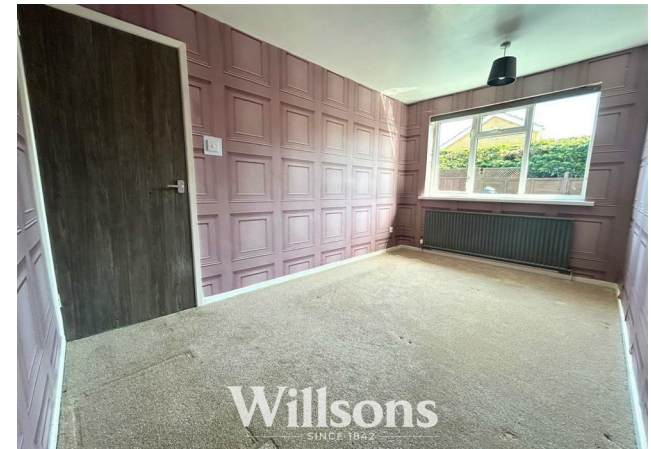
Bedroom 2

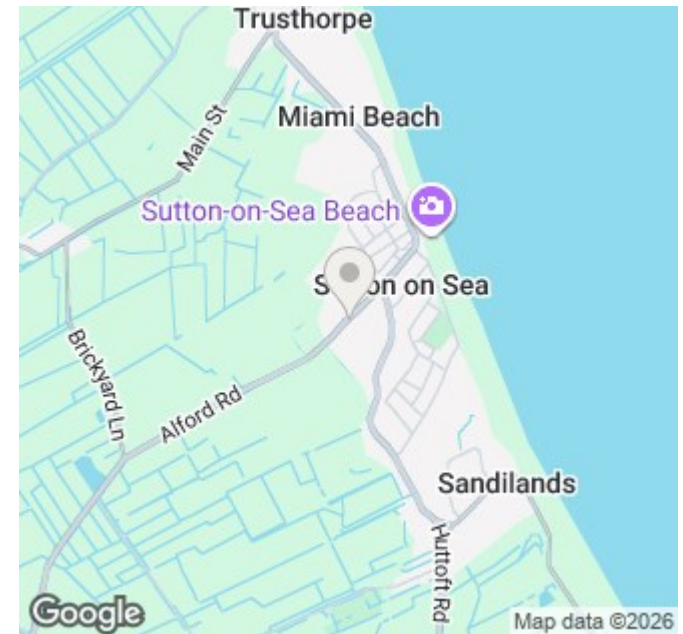
8'1" x 13'0" (2.47 x 3.97)

Window, Radiator, Light, Sockets and switches.

Garden

Paved garden.





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.

