

8 Dowsing Way,  
SKEGNESS

**£750 PCM**

SINCE 1842  
**Willsons**  
PROPERTY PROFESSIONALS



- 2 Bedroom Detached Bungalow
- Gas Central Heating
- UPVC Double Glazing throughout
- Detached Garage
- Front & Rear Gardens
- Council Tax Band: C
- EPC Rating: D
- Deposit: £865.38

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8 Dowsing Way  
Skegness  
Lincolnshire  
PE25 1LE

## "AGENT COMMENT"

*Spacious 2 Bedroom detached bungalow with garage and front and rear gardens. This property is situated in a popular residential area of Skegness and a short driving distance from local amenities. The property benefits from UPVC double glazing and gas central heating throughout. The modern kitchen is fitted with electric cooker, hob and integral fridge freezer. Council Tax Band: C, EPC Rating: D. Deposit £865.38*

### Viewings & Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

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

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 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.

### Accommodation:

Access gained via UPVC double glazed front door into the:

### Entrance Hallway

UPVC double glazed front door, Consumer unit, gas central heated radiator, smoke alarm, central heating thermostat, airing cupboard housing hot water cylinder, sockets, and switches.

### Shower Room

6'4" x 5'4" (1.95 x 1.65)

UPVC double glazed frosted window with fitted blind, low-level WC, countertop semi inset handbasin, large walk-in shower cubicle with electric shower, heated towel rail.

### Front Bedroom

10'9" x 9'3" (3.29 x 2.82)

UPVC double glazed windows, radiator, gas central heated radiator, curtain rail, sockets and switches.

### Lounge

21'11" x 11'8" (6.7 x 3.58)

Dual aspect UPVC double glazed windows with a large bay, curtain rail, gas central heated radiators, electric feature fireplace with ornamental mantel, television aerial point, sockets and switches.

### Rear Bedroom

10'9" x 9'2" (3.29 x 2.81)

UPVC double glazed window, gas central heated radiator, light fixture. curtain rail, sockets and switches.

### Kitchen

11'8" x 10'9" (3.58 x 3.3)

UPVC double glazed window and rear door, fully fitted kitchen with a range of wall and base units, Lamona integrated appliances including; electric cooker, four ring ceramic hob, extraction fan, and integrated fridge freezer. Stainless steel sink and drainer, plumbing for washing machine, wall mounted central heating boiler, gas central heated radiator.

### Exterior:

Gardens to both the front and rear, large driveway for multiple vehicles, access to garage from front and rear garden.

### Garage

22'3" x 8'11" (6.79 x 2.72)

Brick built garage with manual up & over door, multiple storage, cupboards and shelves, power, and lighting, UPVC double glazed window and rear door.



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**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.

