



Willsons  
SINCE 1842

14, St. Vincent Close, Skegness

£950 Per Month



3



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14, St. Vincent Close,  
, Skegness,  
Lincolnshire, PE25 1HD

### "AGENT'S COMMENTS"

Spacious 3-bedroom detached bungalow located close to local amenities in the seaside town of Skegness. This property benefits from 3 bedrooms, shower room, lounge, kitchen, conservatory, outbuilding, garage and off-road parking. There is UPVC double glazing and gas central heating throughout as well as benefitting from low maintenance front and rear gardens. Council Tax band B, EPC Rating D. Deposit £1096.15

### LOCATION

Spacious 3-bedroom detached bungalow located close to local amenities in the seaside town of Skegness. This property benefits from 3 bedrooms, shower room, lounge, kitchen, conservatory, outbuilding, garage and off-road parking. There is UPVC double glazing and gas central heating throughout as well as benefitting from low maintenance front and rear gardens. Council Tax band B, EPC Rating D. Deposit £1096.15



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<https://www.willsons-property.co.uk>

## **Viewings and 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**

3 Bedroom detached bungalow with garage and private driveway located close to local amenities.

## **Kitchen**

10'6" x 11'9" (3.22 x 3.59)

UPVC double glazed window, gas central heated radiator, double stainless steel sink and drainer, electric oven with 4 ring gas hob and overhead extractor fan, range of wall and base units, breakfast bar, space for washing machine, utilities smart meter, sockets and switches.

## **Conservatory/Sunroom**

14'3" x 9'8" (4.35 x 2.96)

UPVC double glazed windows and door, fitted vertical blinds, gas central heated radiator, pull string fan with lighting, space for washing machine, base storage unit, TV connection port, sockets and switches.

## **Garage**

9'3" x 11'5" (2.83 x 3.49)

Manual up and over door, shelving, lighting, sockets and switches.

## **Lounge**

11'9" x 15'11" (3.60 x 4.87)

UPVC double glazed bay window with net curtains and curtain rail, gas central heated radiator, electric fire with marble mantle, mirror, TV and internet connection ports, sockets and switches.

## **Bathroom**

5'4" x 6'4" (1.65 x 1.94)

UPVC double glazed window with roller blind, heated towel rail, tiled shower cubicle, pedestal sink, toilet, vanity cupboard with mirror, extractor fan.

## **Bedroom 1**

9'2" x 10'7" (2.80 x 3.23)

UPVC double glazed window, gas central heated radiator, internet connection point, sockets and switches.

## **Bedroom 2**

5'10" x 8'3" (1.80 x 2.52)

UPVC double glazed window with fitted curtain rail, gas central heated radiator, TV connection point, sockets and switches.

## **Bedroom 3**

11'2" x 9'2" (3.41 x 2.81)

UPVC double glazed window with net curtains and curtain rail, gas central heated radiator, TV connection point, sockets and switches.

## **Outbuilding**

14'1" x 9'1" (4.30 x 2.77)

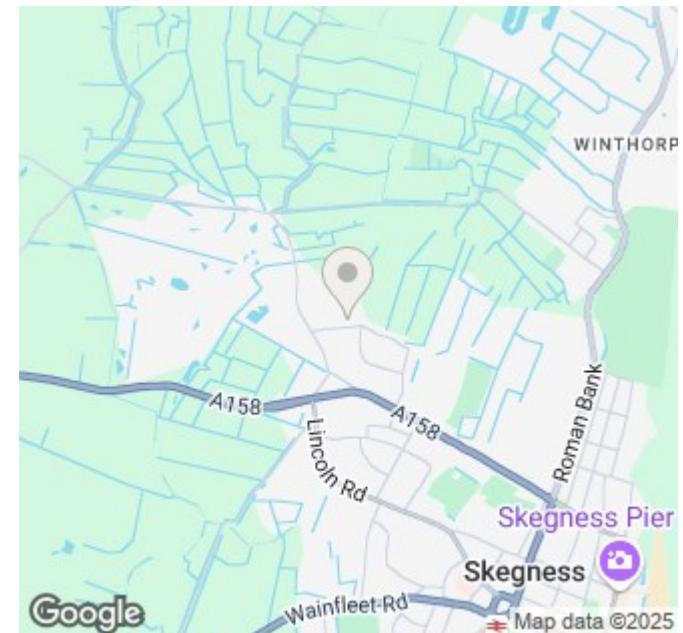
UPVC double glazed window and door, internet connection point, sockets and switches





## 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.



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