

# Willsons

6, Precinct Crescent,  
£1,000



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**Willsons**  
SINCE 1842

6, Precinct Crescent,  
, Skegness,  
Lincolnshire, PE25 3AL

### "AGENT'S COMMENTS"

Three bedroom detached bungalow located in the seaside town of Skegness. This property consists of three double bedrooms, one with an en suite, a bathroom with a large bath and overhead shower, a large open plan lounge and dining room and a kitchen with integrated appliances. The property benefits from a private driveway, garage and a large rear garden.

### LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.



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

## 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 £230.77, 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 £1,153.85

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

## Accommodation

Three bedroom detached bungalow located in the seaside town, Skegness.

## Entrance

6'9" x 3'1" (2.08 x 0.94)

Front entrance porch

## Hallway

18'2" x 10'3" (5.55 x 3.14)

Door into the entrance porch, radiator, light, sockets and switches

## Kitchen

11'10" x 10'10" (3.61 x 3.31)

Window, radiator, range of wall and base units, integrated oven and hob, overhead extractor, free standing fridge freezer, free standing dishwasher, sink with drainer, space and plumbing for washing machine, light, sockets and switches.

## Bathroom

7'0" x 6'9" (2.14 x 2.07)

Window, radiator, pedestal sink, bath with overhead mains shower, airing cupboard with gas boiler, light and pull cord switch

## Toilet

6'11" x 3'7" (2.11 x 1.10)

Toilet, light and switch

## Open plan Lounge

17'8" x 11'1" (5.39 x 3.39)

Windows, radiator, electric fire, tv point, lights, sockets and switches

## Open plan Dining room

19'5" x 8'11" (5.93 x 2.72)

Windows, radiator, lights, sockets and switches

## Sunroom

9'10" x 9'3" (3.00 x 2.83)

Windows, lights, sockets and switches

## Bedroom 1

14'7" x 12'10" (4.47 x 3.93)

Window, radiator, light, sockets and switches.

## En suite

6'0" x 4'5" (1.83 x 1.35)

Accessed through bedroom 1. Window, radiator, vanity unit with sink, free standing toilet, shower cubicle with electric shower, light and switch

## Bedroom 2

11'6" x 8'6" (3.51 x 2.60)

Window, radiator, light, sockets and switches.

## Bedroom 3

11'1" x 10'4" (3.40 x 3.17)

Window, radiator, TV point, light, sockets and switches.

## Garden

Grass, wooden fencing and a patio.

## Services

Gas central heating throughout, Mains electric

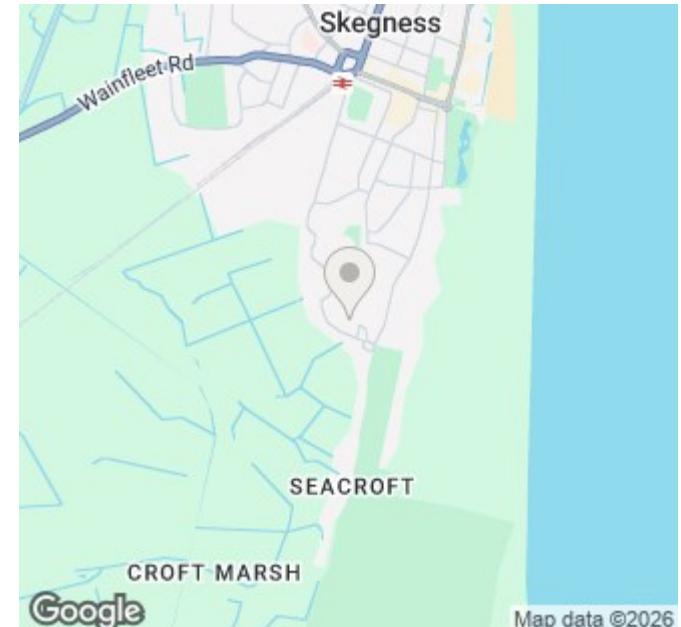




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**FLOORPLAN** Not to scale – For identification purposes only

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.

