

Toll Bar Cottage, Croft Marsh, Croft

£825 PCM

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Willsons

SINCE 1842

Toll Bar Cottage, Croft Marsh, Croft, Skegness, Lincolnshire, PE24 4SR

"AGENT'S COMMENTS"

This well presented 3 bedroom detached cottage is located in the peaceful rural area of Croft Marsh, right next to the Gibraltar Point Nature Reserve, yet with all of the amenities of Skegness only a short drive away. The property comprises, conservatory, WC, two reception rooms, kitchen, utility/boiler room, two double bedrooms, bedroom three and bathroom. The property also benefits from oil central heating and double glazing with wrap around gardens and off road parking.
Council Tax Band B, EPC Rating E, Deposit £951.92

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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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 £190.38 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 £951.92

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

Accommodation
Well presented 3 bedroom detached cottage

Conservatory
9'10" x 6'7" (3.00 x 2.01)
Single glazed windows, radiator, light, sockets and switches

WC
7'10" x 2'5" (2.39 x 0.75)
Double glazed window, toilet, radiator, light, light pull cord

Entrance Hall
12'2" x 6'2" narrowing to 3'8" (3.71 x 1.89 narrowing to 1.12)
Wooden front door, radiator, recessed spotlights, smoke alarm, sockets and switches

Reception Room 1
13'4" x 10'6" (4.07 x 3.22)
Dual aspect double glazed window, curtain poles, radiator, recessed spotlights, aerial point, sockets and switches

Reception Room 2
13'5" x 10'6" (4.11 x 3.21)
Dual aspect double glazed window, curtain poles, radiator, recessed spotlights, aerial point, broadband point, sockets and switches

Kitchen
6'10" x 5'3" (2.09 x 1.62)
Double glazed window, range of wall and base units, wood effect worktops, radiator, 1.5 stainless steel sink and drainer, built in oven, hob and extractor fan, space for under counter fridge, light, sockets and switches

Utiliy/Boiler Room
9'8" x 6'6" (2.97 x 1.99)
Double glazed window, oil boiler, carbon monoxide alarm, built in shelving, fuse box, electric meter, plumbing for washing machine, light, sockets and switches

Stairs & Landing
7'4" x 3'8" (2.24 x 1.13)
Double glazed window, smoke alarm, light, switches

Bedroom 1
13'7" x 11'0" (4.15 x 3.37)
Dual aspect double glazed windows, curtain poles, curtains, radiator, aerial point, lights, sockets and switches

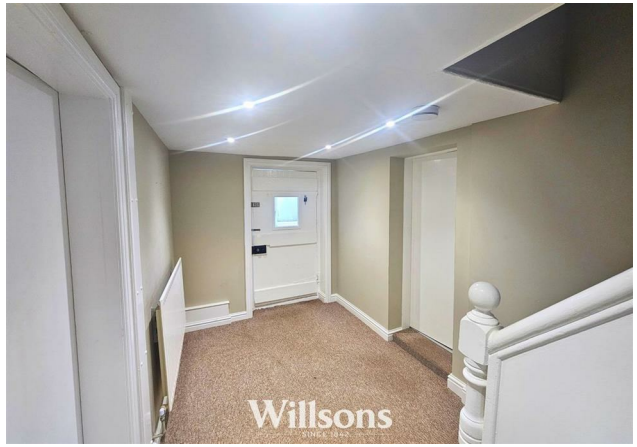
Bedroom 2
13'5" x 11'1" (4.11 x 3.39)
Dual aspect double glazed windows, curtain poles, curtains, built in cupboard containing hot water cylinder, loft hatch, radiator, aerial point, lights, sockets and switches

Bedroom 3
9'6" x 6'6" (2.92 x 1.99)
Double glazed window, radiator, light, sockets and switches

Bathroom
9'6" x 6'6" (2.92 x 1.99)
Double glazed opaque window, radiator, vanity unit with basin, toilet, bath with shower above, extractor fan, mirrored bathroom cabinet, shaving socket, pull cords for light and extractor fan

Rear Garden
Lawn, oil tank, shed, bins

Exterior
With off road parking











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.