



22, Spence Street,
£775 PCM



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Willsons
— SINCE 1842 —

22, Spence Street,
, Spilsby,
Lincolnshire, PE23 5EA

"AGENT'S COMMENTS"

A well presented two bedroom mid terraced house within walking distance of local amenities. The property consists of lounge, kitchen diner, ground floor WC, two bedrooms, bathroom and low maintenance rear garden. The property benefits from uPVC double glazing throughout, gas central heating and allocated parking at an additional compulsory charge of £184.00 every 6 months.

Council Tax Band: A, EPC Rating: C. Deposit £865.38

LOCATION

Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the port town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops including bakers, greengrocers & newsagents, supermarkets, doctor's surgery, dentists and a range of pubs and restaurants. It is on the Skegness to Lincoln and Mablethorpe to Boston bus routes and holds a weekly market on a Monday. There are a number of club and societies for all ages.



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How To View

If you would like to apply to view this property, complete and return the application form that can be found on our Willsons website on the property listing. 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 £178.84, must be paid at the start of referencing and is to be held for up to 15 days, however with consent, we will hold the fee until the completion of the tenancy. This fee will be deducted from the first months rent upon successful completion of referencing. If the tenancy does not commence, the holding deposit will be returned to either applicant or landlord dependant on the reason for the unsuccessful let.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £894.23

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

Accommodation:

A well presented two bedroom mid terrace

Front Garden

With gate, path and gravel

Entrance Hall

Radiator, telephone point, consumer unit, electricity meter, sockets, and switches.

Lounge

12'7" x 10'9" (3.86 x 3.30)

Double glazed sash window, radiators, telephone point, television aerial socket, smoke alarm, central heating thermostat, storage cupboard, sockets, and switches

Kitchen/Dining Room

14'1" x 9'0" max (4.3 x 2.75 max)

Fully fitted kitchen consisting of a range of wall and base units, integrated Neff appliances including electric cooker, four ring gas hob, and cooker hood. Plumbing for washing machine, double glazed sash window and rear door, radiator, sockets, and switches.

Downstairs WC

4'8" x 2'11" max (1.43 x 0.91 max)

Low-level WC and wall mounted handbasin, radiator, bathroom fixings, extractor fan.

Stairs & Landing

Smoke and carbon monoxide alarms, storage cupboard, airing cupboard housing Combi central heating boiler, loft access.

Bedroom 1

11'5" x 10'1" max (3.49 x 3.08 max)

Double glazed sash window, radiator, television aerial leads, integral storage cupboard, sockets, and switches.

Bedroom 2

11'7" x 6'11" max (3.54 x 2.12 max)

Double glazed sash window, radiator, sockets, and switches.

Bathroom

6'10" x 5'5" max (2.09 x 1.66 max)

White three-piece suite, consisting of a low-level WC, pedestal handbasin, and panelled bath with shower and curtain above, extractor fan, double glazed, sash window, ladder style radiator.

Rear Garden

Low maintenance gardens to both the front and rear.

Off Road Parking

One allocated parking space with a mandatory payment of £184.00 every 6 months. Multiple visitor spaces.





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.

