



South View, Alford Road, Alford

£725 PCM



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Willsons
— SINCE 1842 —

South View, Alford Road,
Farlesthorne, Alford,
Lincolnshire, LN13 9PH

"AGENT'S COMMENTS"

Newly refurbished 3-bedroom cottage-type detached house located in the rural hamlet of Farlesthorne, Alford. The property benefits from UPVC double glazing throughout, electric storage heaters and 2 multi-fuel fireplaces. Consisting of a kitchen, lounge, utility, bathroom, two double bedrooms and a single bedroom, this property has plenty of space which reflects with the garden areas. Council Tax band A. EPC Rating E. Deposit £836.53

LOCATION

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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<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

Three-bedroom cottage-type detached house located in the rural hamlet of Farlesthorne.

Entrance/Porch

4'9" x 7'1" (1.46 x 2.16)

UPVC Double glazed window and door, light fixture, sockets and switches, coat hooks.

Utility Room

10'4" x 6'5" (3.15 x 1.98)

UPVC double glazed window, wooden paned doors, stainless steel sink and drainer, space for washing machine and dryer, electric fuse boxes and electricity meter, sockets and switches, stairs to first floor.

Kitchen

11'0" x 11'3" (3.36 x 3.45)

UPVC double glazed window, electric storage heater, multi fuel fireplace, space for electric oven, overhead extractor fan, range of wall and base units, space for fridge freezer, internet point, sockets and switches.

Lounge

10'11" x 11'5" (3.33 x 3.48)

UPVC double glazed window, multi fuel fireplace, electric storage heater, TV connection point, sockets and switches.

Bathroom

8'5" x 6'3" (2.59 x 1.91)

UPVC double glazed window, electric storage heater, panelled bath with overhead shower and shower curtain, pedestal sink, toilet, extractor fan, storage cupboard.

Bedroom 1

11'1" x 13'0" (3.38 x 3.97)

UPVC double glazed window, electric storage heater, access to loft hatch, sockets and switches.

Bedroom 2

13'1" x 11'0" (3.99 x 3.36)

UPVC double glazed window, electric storage heater, sockets and switches.

Bedroom 3

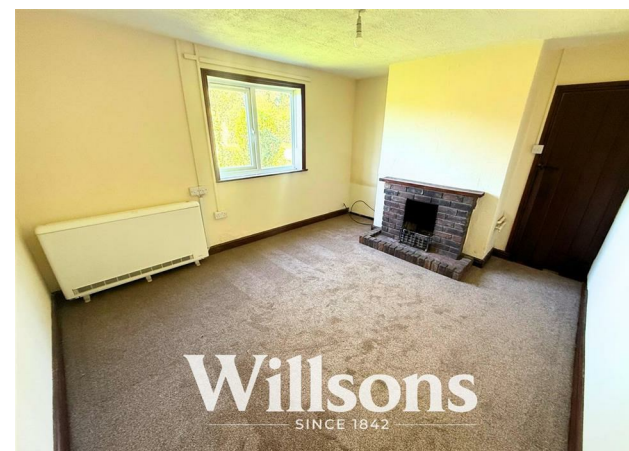
6'6" x 13'0" (1.99 x 3.97)

UPVC double glazed window, electric storage heater, sockets and switches.

Outbuilding

6'6" x 7'1" (1.99 x 2.17)

UPVC double glazed windows and door, lighting, 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.

