



2, Admiralty Terrace,

£800 PCM



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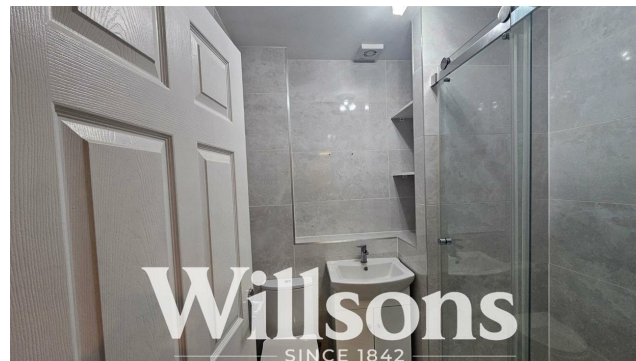
Willsons
SINCE 1842

2, Admiralty Terrace,
, Skegness,
Lincolnshire, PE25 1GA

"AGENT'S COMMENTS"

Modern two-bedroom mid terrace house in the seaside town of Skegness and located close to local amenities. This property consists of a ground floor WC, lounge, kitchen with integrated appliances, two double bedrooms, shower room and rear paved garden. Property benefits from private off road parking, UPVC double glazing and gas central heating throughout. Council Tax band A. EPC Rating C. Deposit £923.08. 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. **LOCATION** Please note that we cannot arrange any viewings without an application form.

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

Viewings & 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

A modern two bedroom mid terrace property located in the seaside town of Skegness and close to local amenities

Entrance Hall

6'0" x 3'3" (1.85 x 1.00)

UPVC double glazed front door, gas central heating radiator, light, light shade, switches

Ground Floor WC

5'0" x 3'0" (1.54 x 0.92)

UPVC double glazed window, gas central heated radiator, corner pedestal hand basin, toilet, metal shelving unit with towel rail, fuse board, light, light shade, switch

Living Room

13'8" x 10'2" (4.17 x 3.11)

UPVC double glazed window with blind, gas central heating radiator, smoke alarm, wall lights, light fitting, aerial point, telephone point, sockets and switches

Kitchen

8'10" x 5'3" (2.71 x 1.61)

UPVC double glazed window with blind, UPVC double glazed rear door, built in fridge freezer, built in washing machine, built in single electric oven with electric hob, built in extractor hood, range of base and wall units, round sink and drainer with mixer tap, gas central heating boiler, gas central heating radiator, light, sockets and switches

Stairs & Landing

6'4" x 3'1" (1.94 x 0.95)

Landing has smoke alarm, light, light shade, loft hatch and switches

Bedroom One

9'5" x 9'1" (2.88 x 2.78)

2 x UPVC double glazed windows with blinds, storage cupboard with rail, gas central heating radiator, aerial point, telephone point, sockets & switches

Bedroom Two

12'11" x 6'9" (3.96 x 2.07)

UPVC double glazed window, gas central heating radiator, light, aerial point, sockets and switches

Shower Room

6'4" x 5'5" (1.95 x 1.67)

Shower enclosure with sliding door, mixer shower, ladder style towel radiator, toilet, vanity unit with basin, built in shelving, extractor fan, light

Rear Garden

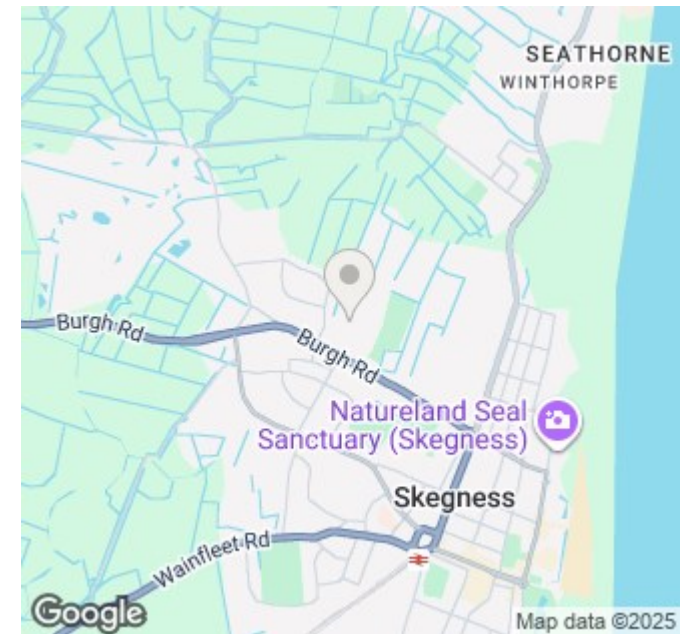
Paved rear garden with bistro style table and two chairs, washing line, outside light





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.

