

1 Swallow Cottage,
FRISKNEY

£500 PCM

SINCE 1842
Willsons

PROPERTY PROFESSIONALS



- 2 Bedroom Semi-detached Bungalow
- Rural Village Location
- Parking & Garden
- Upvc Double Glazing
- Electric Heating
- Council Tax Band: A EPC Rating: C
- Deposit: £576.92

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



ESTATE AGENTS | RENTALS | AGRICULTURAL | AUCTIONEERS | VALUERS



"AGENT COMMENT"

2 Bedroom semi-detached bungalow situated in the rural village of Friskney with parking, garden, Upvc double glazing and electric heating. No Smokers, pet considered.

Viewing & 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 arranged convenient to yourselves 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 wooden front entrance door gives access to the:-

Entrance Hall

With power point, light fitting, coat hooks.

Lounge / Kitchen

25'8" x 11'5" (7.84 x 3.48)

Double glazed window to front and side, light fitting, power points, range of base and wall units with worksurfaces, stainless steel sink and drainer, part tiled walls, space and plumbing for washing machine. Lounge area with fuse box, light fitting, power points, loft access.

Bathroom

3'3" x 3'6" (1 x 1.09)

Comprising a 3 piece suite of bath with electric shower over, wc and wash hand basin, fully tiled, light fitting, Upvc double glazed window to side, electric heater, built-in airing cupboard with hot water cylinder.

Bedroom 1

14'2" x 10'7" (4.34 x 3.25)

Upvc double glazed window to front, electric storage heater, light fitting.

Bedroom 2

11'7" x 10'0" (3.55 x 3.05)

Upvc double glazed window to front, electric storage heater, light fitting, power points.

Exterior:

Allocated parking, gravelled garden area with patio area with outside light.



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.

