



STEVENS PROPERTY
MANAGEMENT



Gospelgate, Louth

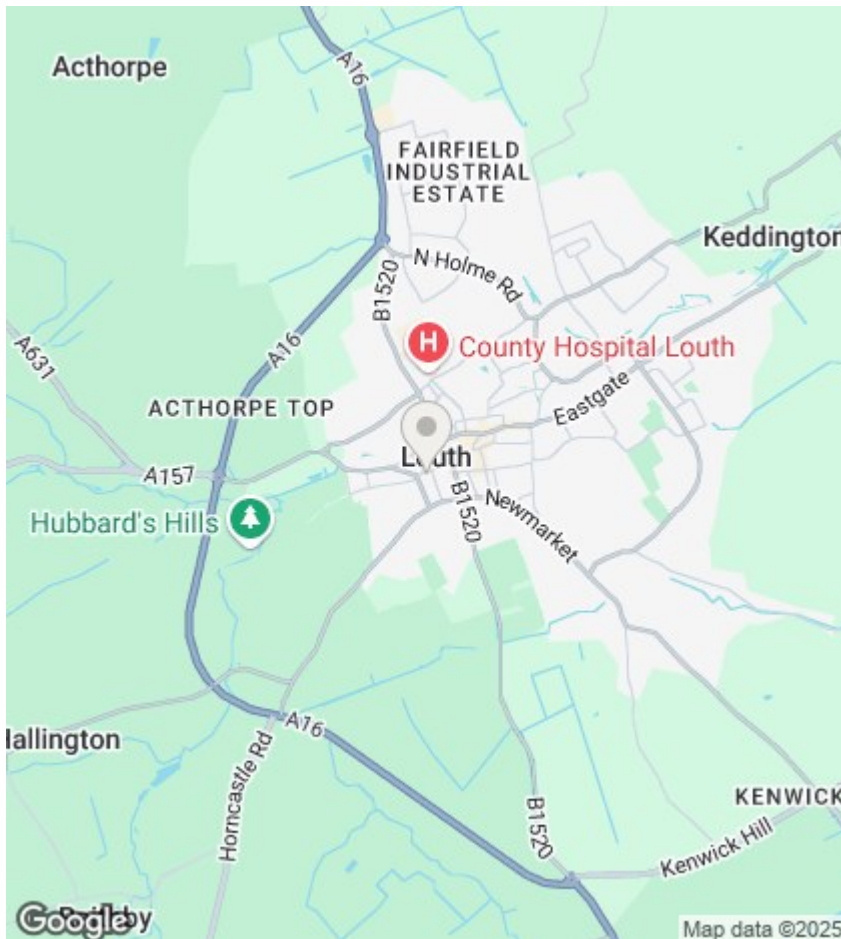
RENT £825 PCM DEPOSIT £950

COUNCIL TAX BAND A EPC 76

- Very close to town centre
- Basement
- Fully enclosed Rear Garden
- Generous Bedroom sizes
- Gas Central Heating
- Period features throughout
- 2 Reception Rooms
- Rolltop bath
- Open Fire
- Downstairs WC

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General information:

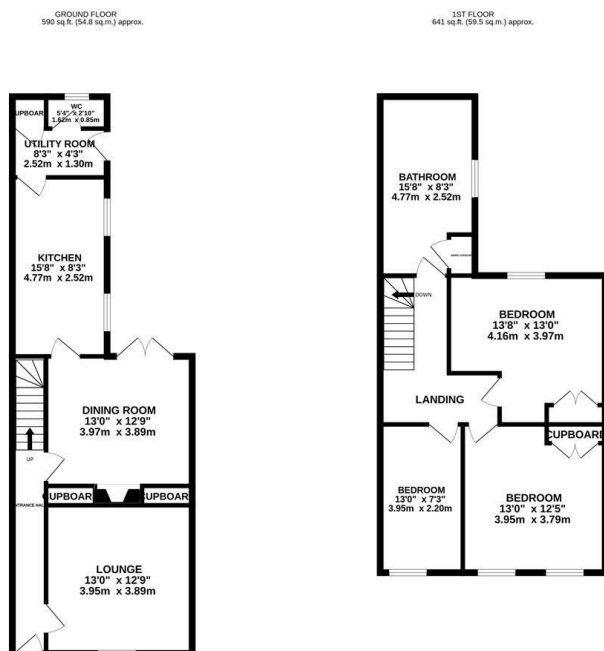
Holding Fee - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

More Property Information - If you would like any further specific information relating to this property please do not hesitate to email directly.

Pets Clause - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

Tenancy Length - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

Tenant Protection - Tenant protection Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly



TOTAL FLOOR AREA: 1231 sq ft (114.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other built-in features are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.
Made with Metaphor C0024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	