



STEVENS PROPERTY  
MANAGEMENT



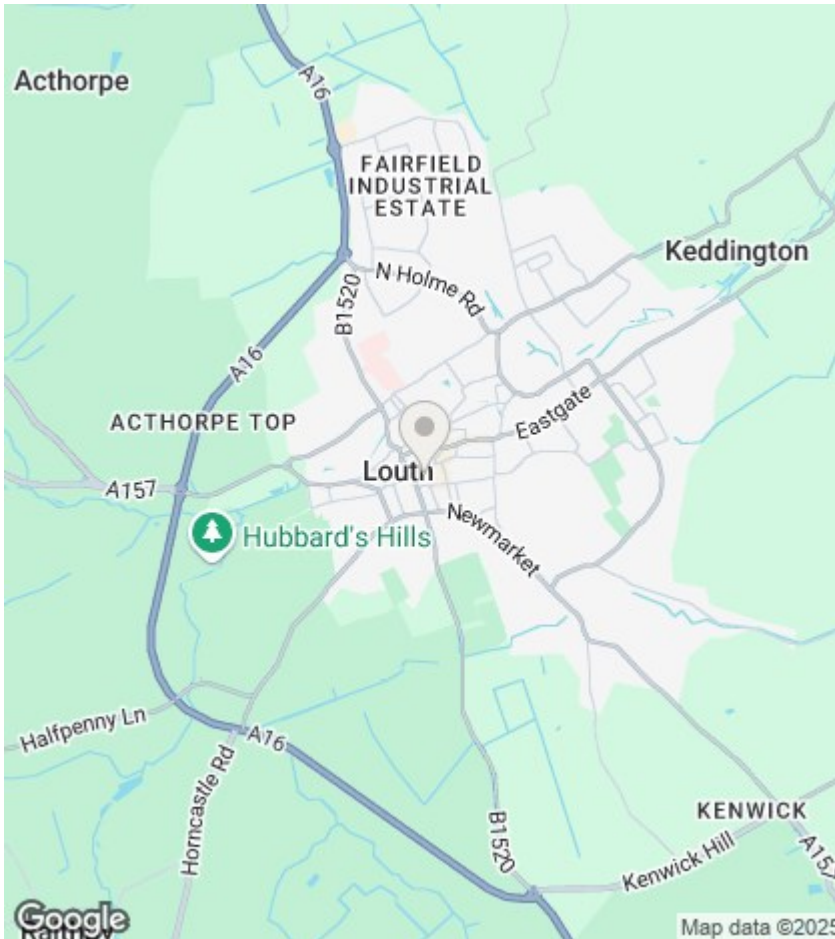
## Mercer Row, Louth

RENT £795 PCM DEPOSIT £915  
COUNCIL TAX BAND C EPC 69

- 2 Bedroom Town Centre Cottage
- Cottage, Kitchen/Diner, Living Room
- Allocated Parking and outside store.
- Oozing historic charm and character
- Bathroom with Roll top bath and Double Shower
- FTTC, GCH, Mains Drainage.

13 Cornmarket, Louth, Lincolnshire, LN11 9PY  
01507 605 721

[enquiries@stevenspropertymanagement.co.uk](mailto:enquiries@stevenspropertymanagement.co.uk)  
[www.stevenspropertymanagement.co.uk](http://www.stevenspropertymanagement.co.uk)



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 