



STEVENS PROPERTY
MANAGEMENT



Dyke Road, North Cotes

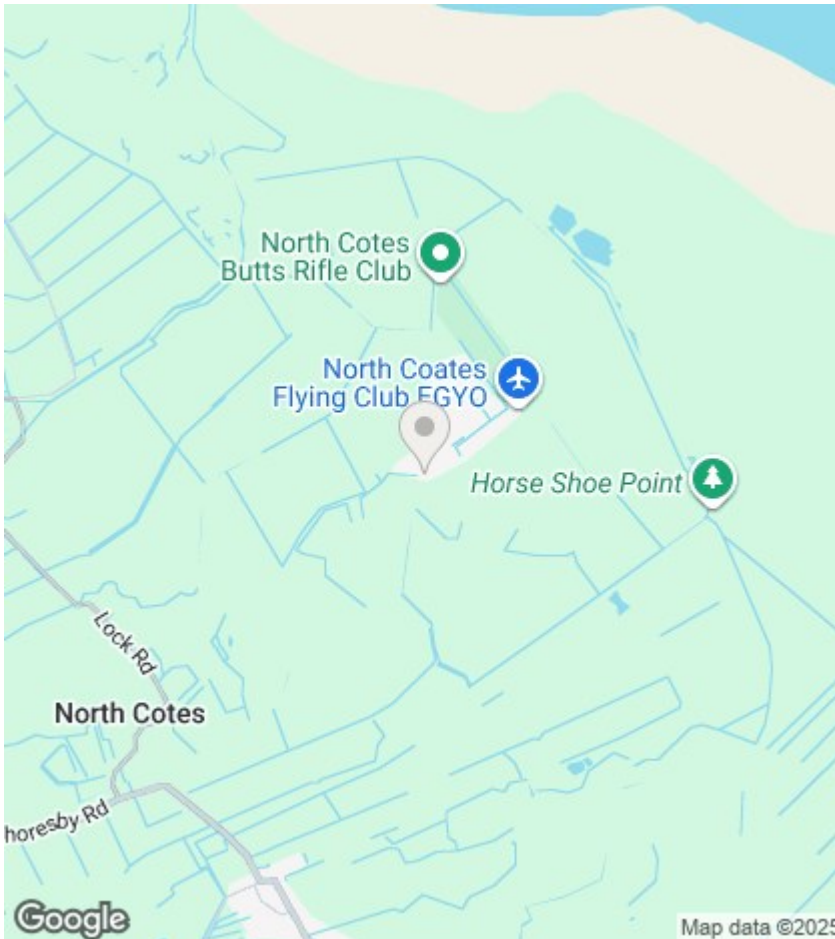
RENT £575 PCM DEPOSIT £660

COUNCIL TAX BAND A EPC 51

- End Terraced House
- Conservatory
- Front and Rear Gardens
- FTTC, Oil central heating, Mains drainage
- Two Double Bedrooms
- Street Parking
- Village Location

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A SPACIOUS Two bedroom, END TERRACE house situated in the semi rural village of North Cotes. The property benefits from UPVC double glazing and Oil fired central heating and comprises of: Entrance hall, ground floor cloakroom, lounge-diner, conservatory, kitchen, two double bedrooms and shower room.

Council tax band A. EPC rating E.

According to Ofcom there is standard and superfast broadband speed available at this property with download speeds of 5MBPS and 80MBPS and upload speeds of 0.6MBPS and 20MBPS.

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) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	