



STEVENS PROPERTY
MANAGEMENT



Upgate, Louth

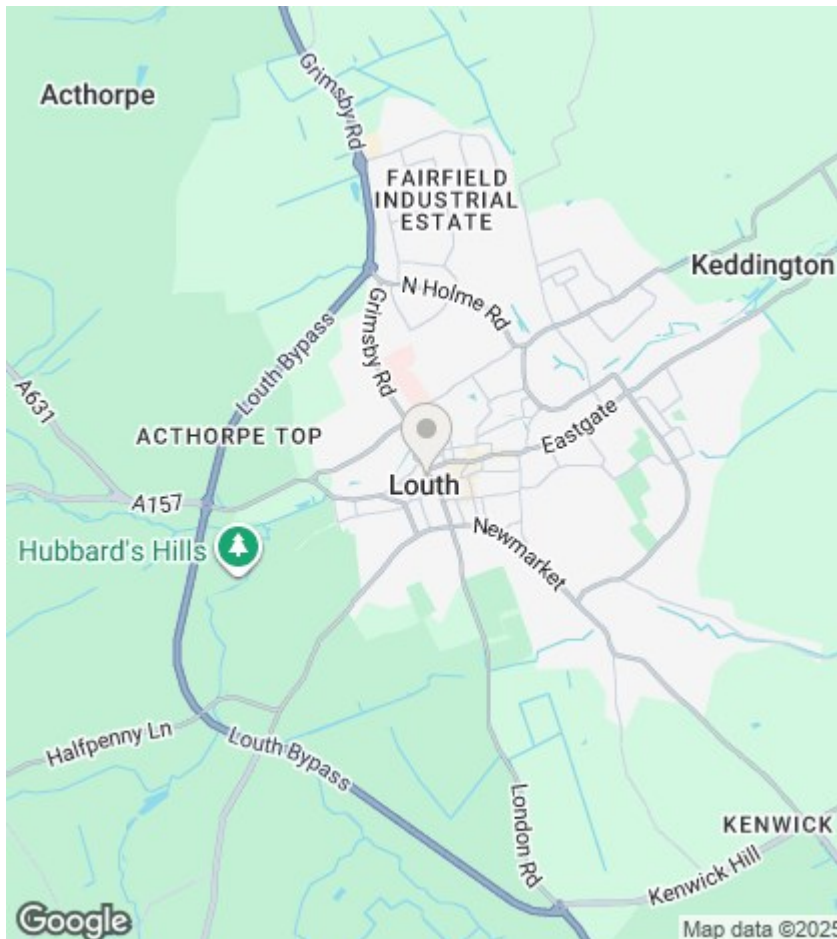
RENT £700 PCM DEPOSIT £800

COUNCIL TAX BAND A EPC 57

- Galley Kitchen
- 1 Double Bedroom
- Large Garden/ no parking
- Town centre location tucked a stones throw from the church.
- Spacious Living Room with character fire place
- 1 Single Bedroom
- Standard and Superfast broadband speeds available here.

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A quaint cottage located within the heart of the town centre of Louth, a stone's throw from St James Church. The property features a character fireplace in the living room. The accommodation briefly comprises of: kitchen, spacious living room, double bedroom, single bedroom, main bathroom (newly refurbished) and large garden.

There is Standard and Superfast broadband speeds available at this property, with download speeds of 19MBPS and 80MBPS and upload speeds of 1MBPS 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		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	