



STEVENS PROPERTY
MANAGEMENT



Chapel Lane, Utterby, Louth

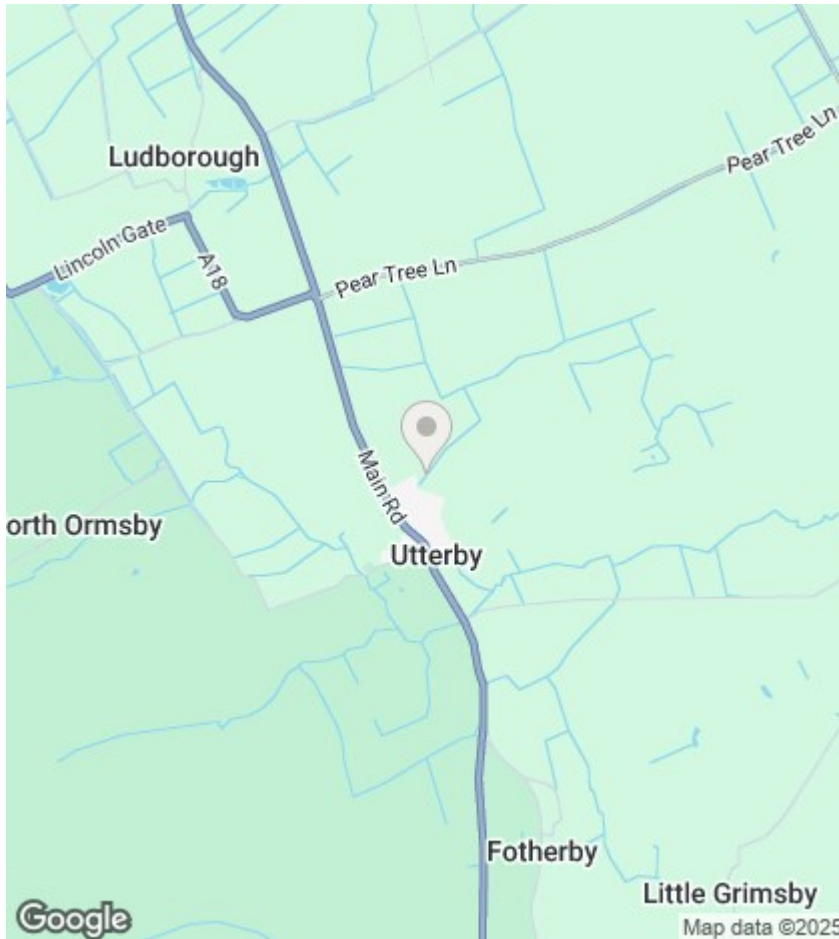
RENT £900 Per Calendar Month DEPOSIT £1,030

COUNCIL TAX BAND A EPC null

- Semi Rural 2 Bedroom Cottage
- Parking included/ no garden
- Village location
- Standard and Superfast broadband speeds available.
- 2 Double bedrooms (one upstairs, one downstairs)
- In the grounds of a farm
- Oil and Water included

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A 2 bedrooms semi-detached rural cottage situated in the grounds of a farm in Utterby. The property benefits from the perfect blend of characterful features and practical living accommodation. Briefly comprising Living Room, Kitchen, Downstairs Bathroom, Downstairs Bedroom and upstairs bedroom. The property has parking and the rental price includes oil and water charges. No garden but parking included. EPC D, Council Tax Band A.

There is Standard and Superfast broadband available at this property with download speeds of 2MBPS and 49MBPS and upload speeds of 0.4MBPS and 8MBPS.

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		
(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 	