



STEVENS PROPERTY
MANAGEMENT



Somersby Court, Somersby Street

RENT £600 PCM DEPOSIT £690

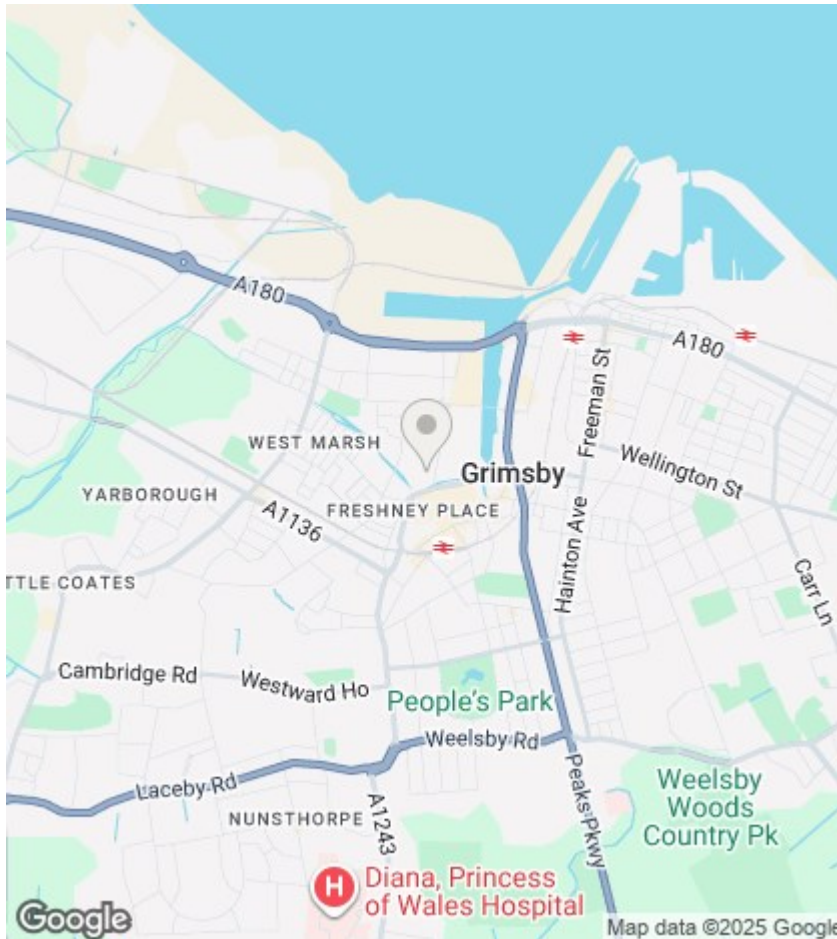
COUNCIL TAX BAND A EPC 76

- End Terrace House, private cul-de-sac
- Bathroom with Shower Over Bath
- Parking Space For One Vehicle
- Standard, Superfast and Ultrafast broadband speeds available at the property.

- Modern Kitchen/Diner
- Rear Courtyard.
- Council Tax Band A

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

enquiries@stevenspropertymanagement.co.uk
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.

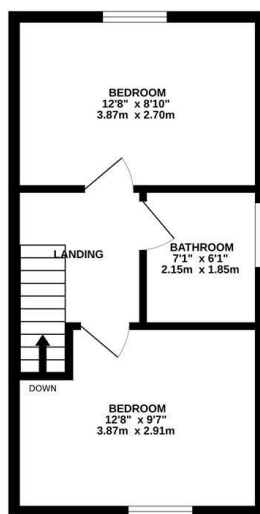
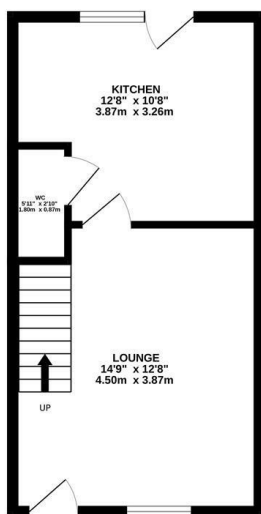
Pets Clause - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

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

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA - 647 sq.ft. (60.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler 12/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		90
A		
(81-91)		
B		
(69-80)		
C		76
(55-68)		
D		
(39-54)		
E		
(21-38)		G
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC