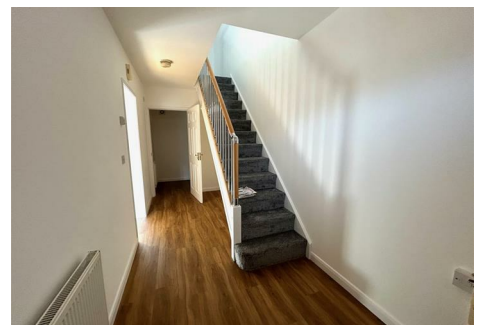




STEVENS PROPERTY
MANAGEMENT



Mawers Yard , Louth

RENT £725 PCM DEPOSIT £835

COUNCIL TAX BAND B EPC 76

- Three-storey townhouse
- Open Plan Living Room/Kitchen
- GCH, Mains Drainage, FTTC.
- Two Large Bedrooms
- Close to Local Amenities
- Standard and Superfast broadband speeds available at this property.

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Nestled in the charming town of Louth, Mawers Yard presents a splendid opportunity to acquire a newly refurbished three-storey townhouse. This delightful property boasts two generously sized bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

Briefly comprising open-plan living room and kitchen area, designed to create a warm and inviting atmosphere. The townhouse features a W.C on the ground floor, a family bathroom to the first floor and an en-suite shower room to the top floor, providing convenience and privacy for residents and visitors alike. While the property does not include parking or a garden, its prime location means that you are just a short stroll away from a variety of local amenities. Louth is known for its vibrant community and offers an array of shops, cafes, and recreational facilities, all within easy reach. EPC C, Council Tax Band B

There are Standard and Superfast broadband speeds available at this property, with download speeds of 18MBPS and 80MBPS and upload speeds 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		
(81-91) B		89
(69-80) C	76	
(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 	