



STEVENS PROPERTY
MANAGEMENT



Academy Way, Louth

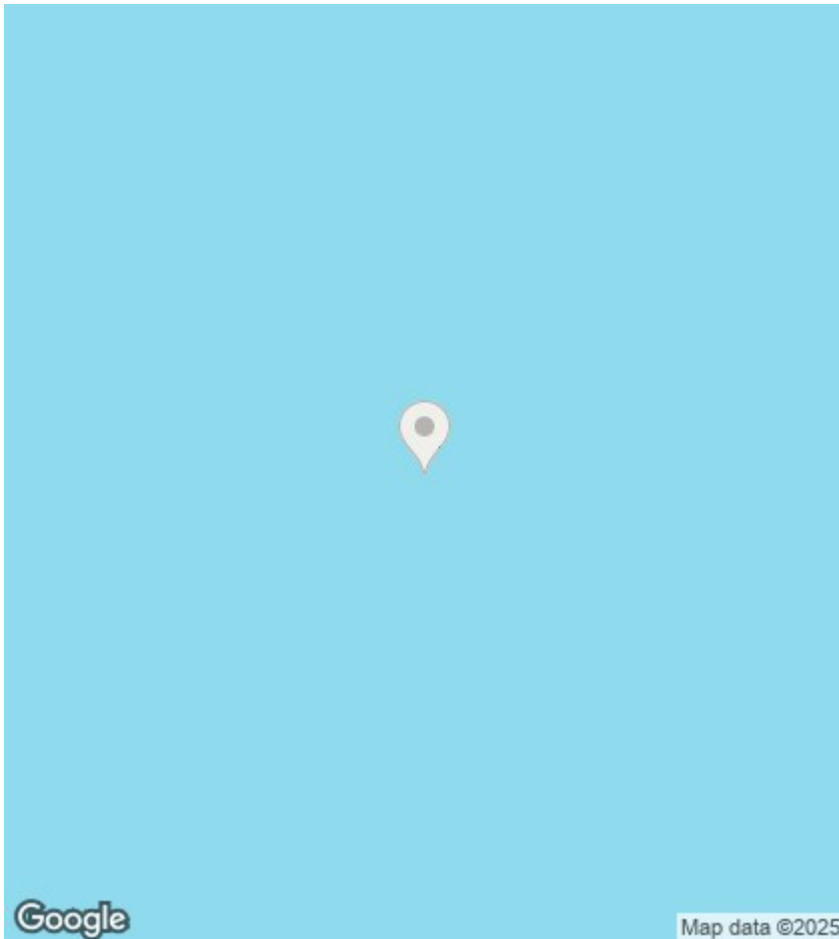
RENT £950 PCM DEPOSIT £1,095

COUNCIL TAX BAND New Build EPC 94

- 3 Bedroom NEW BUILD mid terrace house
- Breakfast Kitchen with integrated white goods
- Allocated Parking space
- High end double walk-in shower room
- Living room with LVT flooring
- FTTP, Mains Drainage, underfloor heating, solar panels
- Please note this property is on an active building site.
- Council Tax Band TBC and EPC A

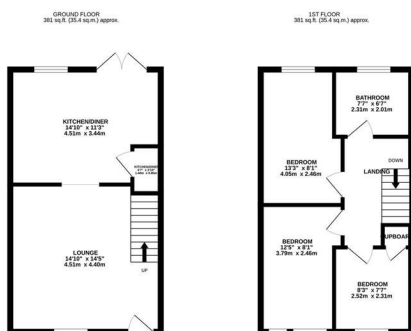
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A NEW 3 bedroom mid terrace house located on the highly popular new residential estate build by C&L Fairburn Properties. The internal specification is of a high standard throughout, with white goods included and a neutral, yet stylish palette colour scheme. The property comprises Living Room, Breakfast Kitchen, Downstairs W.C., 2 Double Bedrooms, 1 Single Bedroom, Walk-in Shower Room, Enclosed Garden, Allocated parking space. Solar panels, underfloor heating.

EPC A, Council Tax Band TBC.



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	94	94
(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	