



STEVENS PROPERTY
MANAGEMENT



Broadbank, Louth

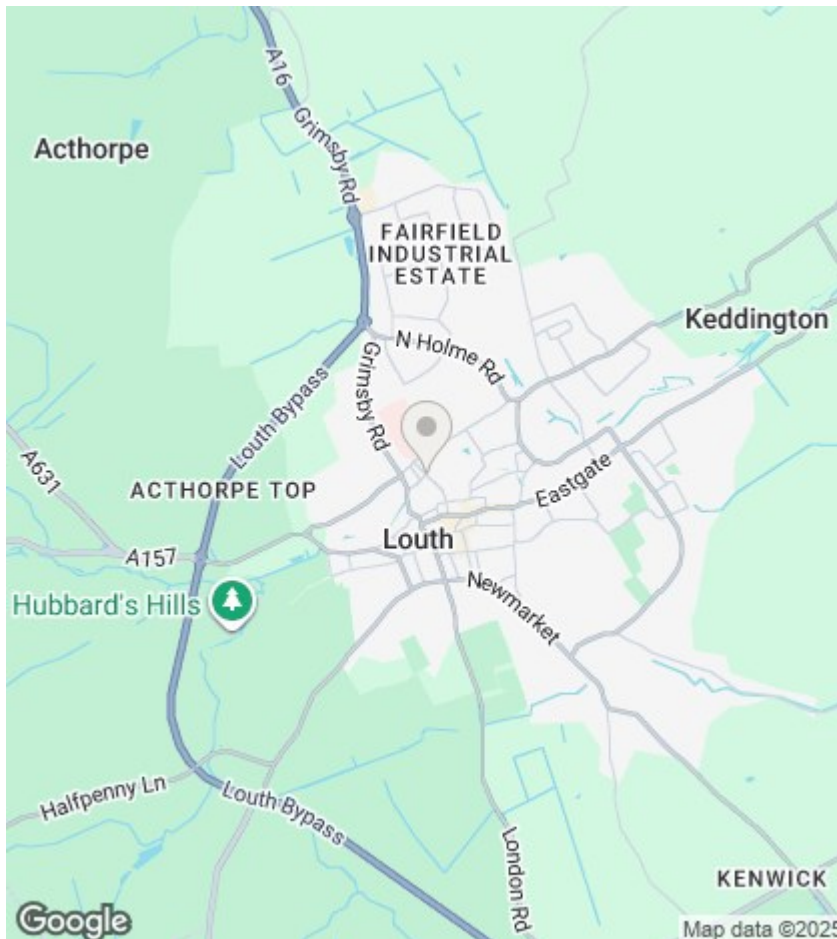
RENT £725 Per Month DEPOSIT £835

COUNCIL TAX BAND A EPC 68

- Beautiful 2 Bedroom Town House
- 2 Reception Rooms
- Front Garden
- FTTC, GCH, Mains drainage
- Prime Location
- Modern Bathroom
- Street Parking.
- Standard, Superfast and Ultrafast broadband speed available at this property.

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

enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



*** PRIME LOCATION ***

A beautifully presented 2 bedroom character townhouse in a prime location in the centre of Louth. This property benefits from a Living Room (with feature fireplace), Second Reception Room, Breakfast Kitchen, Modern Bathroom (shower over bath) and 2 Double bedrooms. Garden and Shed to the front elevation. Council Tax Band A EPC 68D

According to Ofcom there is Standard, Superfast and Ultrafast broadband speed available at this property with download speeds of 17MBPS, 80MBPS and 1000MBPS, upload speeds of 1MBPS, 20MPBS and 100MBPS.

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		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	