



STEVENS PROPERTY
MANAGEMENT



St Bernards Avenue, Louth

RENT £625 PCM DEPOSIT £720

COUNCIL TAX BAND A EPC 54

- Semi detached House
- Large Rear Garden
- Standard, Superfast and Ultrafast broadband speeds available.
- 2 Double Bedrooms
- Allocated Parking
- FTTC, GCH, Mains Drainage.



Nestled charming town of Louth, this DELIGHTFUL semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. The property BOASTS two generously sized double bedrooms, a spacious living room and a large garden, providing ample outdoor space. The property also includes a parking area.

Situated just a short distance from local amenities, this home offers easy access to shops, schools, and recreational facilities. EPC E, Council Tax Band A.

There is Standard, Superfast and Ultrafast broadband speeds available at this property, with download speeds of 8MBPS, 80MBPS and 1000MBPS and upload speeds of 0.9MBPS, 20MBPS 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		81
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 