



STEVENS PROPERTY  
MANAGEMENT



## Cornish Way, Louth

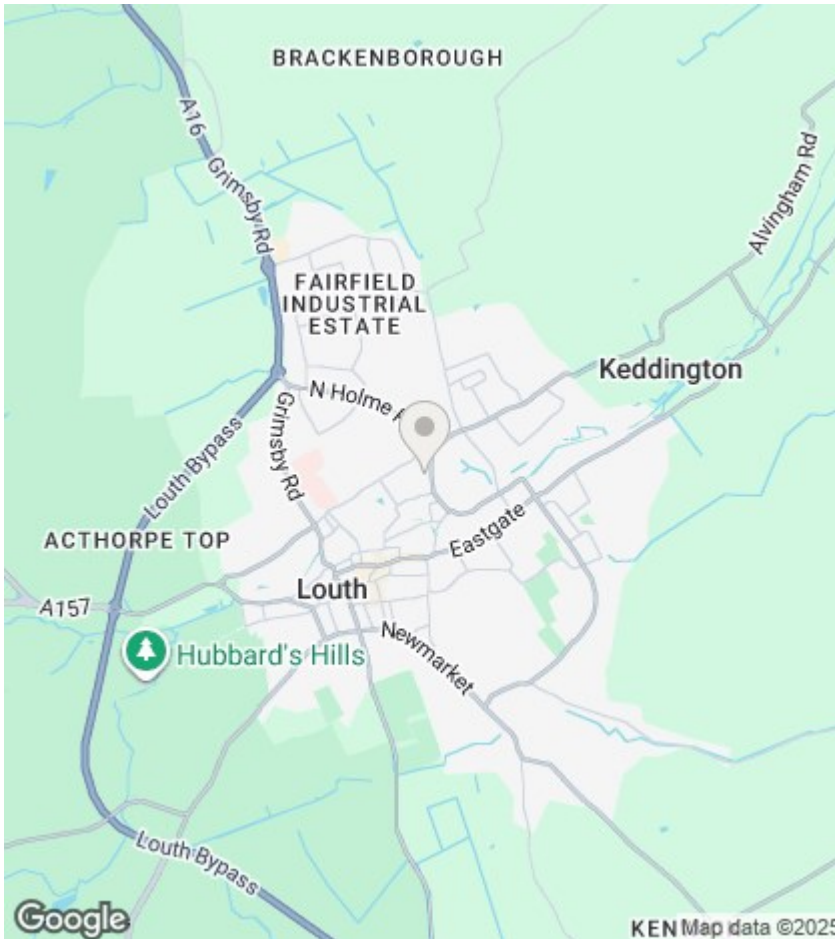
RENT £650 Per Calendar Month DEPOSIT £750

COUNCIL TAX BAND A EPC 75

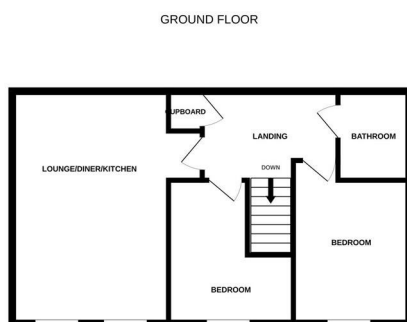
- 2 Bedroom Coach House
- 2 Bedrooms with fitted wardrobes.
- Popular Residential Estate
- Modern decorative order throughout
- Open Plan Living/Kitchen area
- Driveway and Garage
- FTTC, GCH, Mains Drainage

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A 2 bedroom COACHHOUSE located on a popular residential development within a stones throw to local amenities. The property has an open plan Kitchen/Living area, 2 Bedrooms with storage, fully modern white bathroom (with shower over the bath) and added bonus of a single garage (with electric and plumbing) and a private parking space. EPC C



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	