



STEVENS PROPERTY  
MANAGEMENT



## Yarburgh, Louth

RENT £850 DEPOSIT £980  
COUNCIL TAX BAND EPC 41

- Semi Rural Location
- Modern Galley Kitchen
- Bathroom with shower over bath
- 3 Bedroom semi detached house with large garden
- Dining Room and Living Room
- Driveway, Oil CH, Mains Drainage



Nestled in the village of Yarburgh, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The living room features an ornamental fireplace, adding a touch of character to the space, while the modern galley kitchen seamlessly connects to the dining room, creating a warm and welcoming atmosphere for family meals.

The upstairs accommodation comprises two spacious double bedrooms and a single bedroom, along with a family bathroom, featuring a shower over the bath.

This home has been newly and neutrally decorated throughout, and benefits from oil central heating.

Outside, you will find a large garden with decking area along with a driveway to the front offering off-road parking, adding to the convenience of this lovely home.

According to Ofcom there is Standard and Superfast broadband speed available at this property with Download speeds of 1MBPS and 54MBPS and upload speeds of 0.3MBPS and 9 MBPS

## 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		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		41
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	