



STEVENS PROPERTY
MANAGEMENT



Newmarket, Louth

RENT £595 PCM DEPOSIT £685

COUNCIL TAX BAND A EPC 71

- Quaint 2 Bedroom Terrace House
- Neutral and well presented
- Long laid to lawn garden to the Rear
- Elevated Location close to amenities
- On Street Parking- first come first serve basis.
- GCH, Mains Drainage.

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QUAINT BUT PERFECTLY FORMED is this 2 bedroom mid terrace house, sat elevated position just a short walk from amenities. The property benefits from a Living Room, Modern Kitchen, 1 single and 1 Double Bedroom, Family Bathroom, Long Garden mainly laid to lawn. NEUTRAL AND WELL PRESENTED. EPC 77 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) A		92
(81-91) B		
(69-80) C	71	
(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 	