



STEVENS PROPERTY
MANAGEMENT



Ramsgate Road, Louth

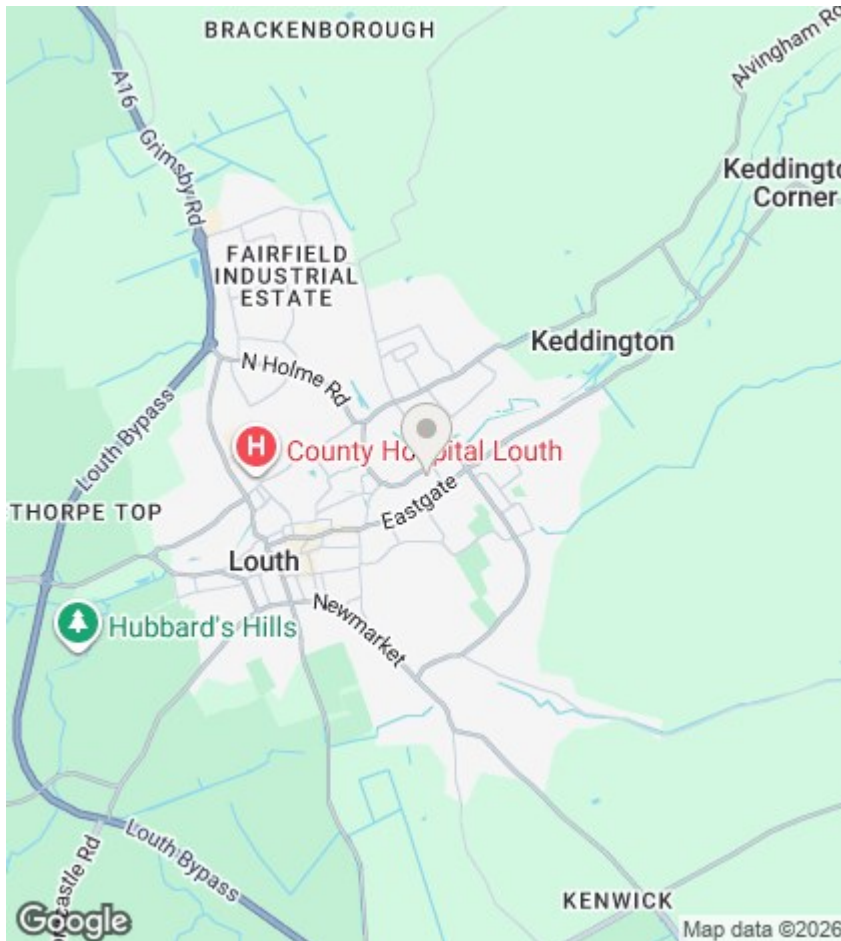
RENT £1,150 Per Calendar Month DEPOSIT £1,320

COUNCIL TAX BAND B EPC 63

- Semi-Detached
- Kitchen/diner
- Living room
- Open Garage/Car Port
- Two Bedrooms
- Family bathroom
- Stunning Gardens
- Gardener included in rent

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CHARACTER PROPERTY! Nestled on Ramsgate Road in the charming town of Louth, this delightful house offers a unique blend of character and comfort. With a history dating back to 1800, the property boasts a rich heritage that is evident in its traditional features and inviting atmosphere. The fireplace is an ornamental feature of the property.

Comprising of: Entrance Hall, WC, Kitchen/Diner, Living Room, Two Bedrooms, Bathroom and beautiful gardens. Exterior benefits from a stylish summerhouse & CAR PORT area.

Council Tax Band B, EPC rating D.

According to Ofcom there are Standard, Superfast and Ultrafast broadband speed available at this property with download speeds of 15MBPS, 78MBPS and 10000MBPS, upload speeds of 1MBPS, 20MBPS and 10000MBPS.



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		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	