

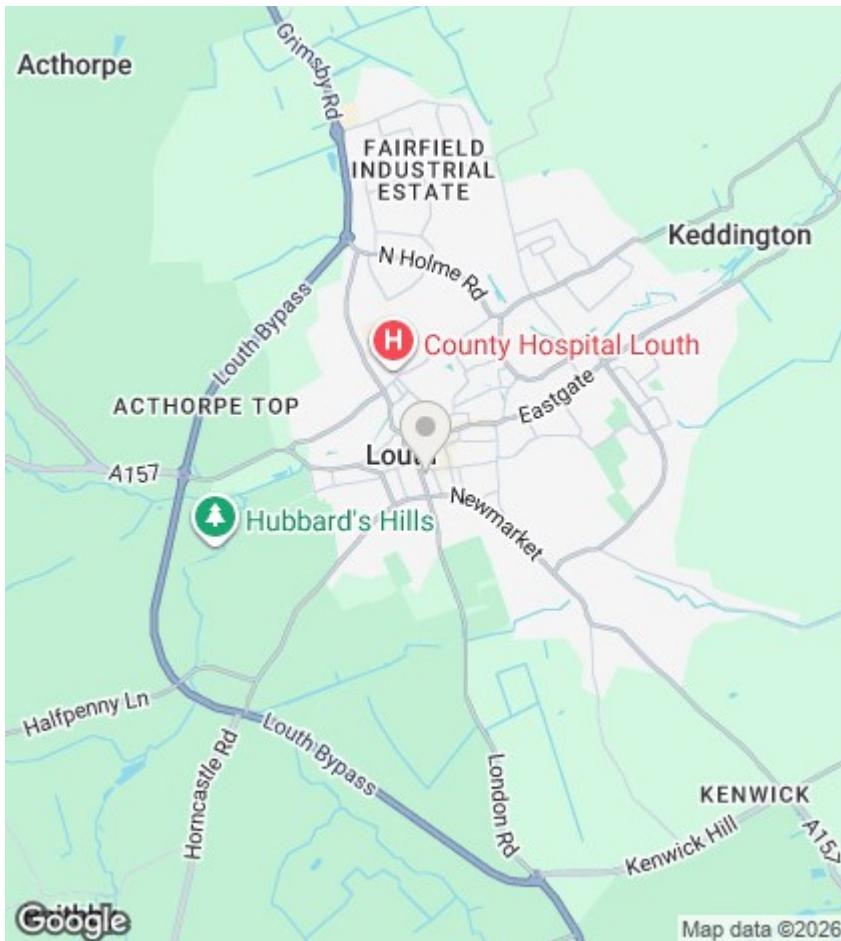


## Kidgate, Louth

RENT £700 PCM DEPOSIT £805

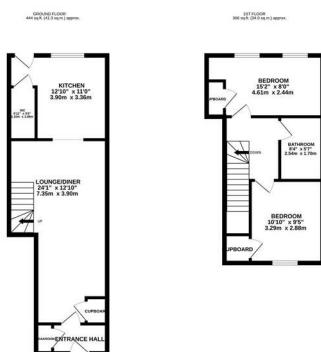
COUNCIL TAX BAND A EPC 70

- SOME APPLIANCES INCLUDED
- OPEN PLAN KITCHEN/LIVING SPACE
- OFF ROAD PARKING
- STANDARD AND SUPERFAST BROADBAND AVAILABLE
- 2 BEDROOM TOWNHOUSE
- 1 MAIN BATHROOM
- HEAT PUMP AIR SOURCE, FTTC, MAINS DRAINAGE



A RECENTLY CONVERTED 2 bedroom townhouse. The property is neutrally decorated and stylishly presented, centrally located in the HEART OF LOUTH TOWN CENTRE. The property boasts Open Plan Kitchen, Living Room, Downstairs W.C., 2 Bedrooms and a Bathroom with a rear COURTYARD and ALLOCATED PARKING .EPC 70C and Council Tax Band A.

There are Standard, Superfast broadband speeds available here, with download speeds of 18MBPS, 80MBPS and 1800MBPS and upload speeds of 1MBPS, 20MBPS and 220MBPS.



## 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		85
(69-80) C		70
(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