



STEVENS PROPERTY
MANAGEMENT



Academy Way, Louth

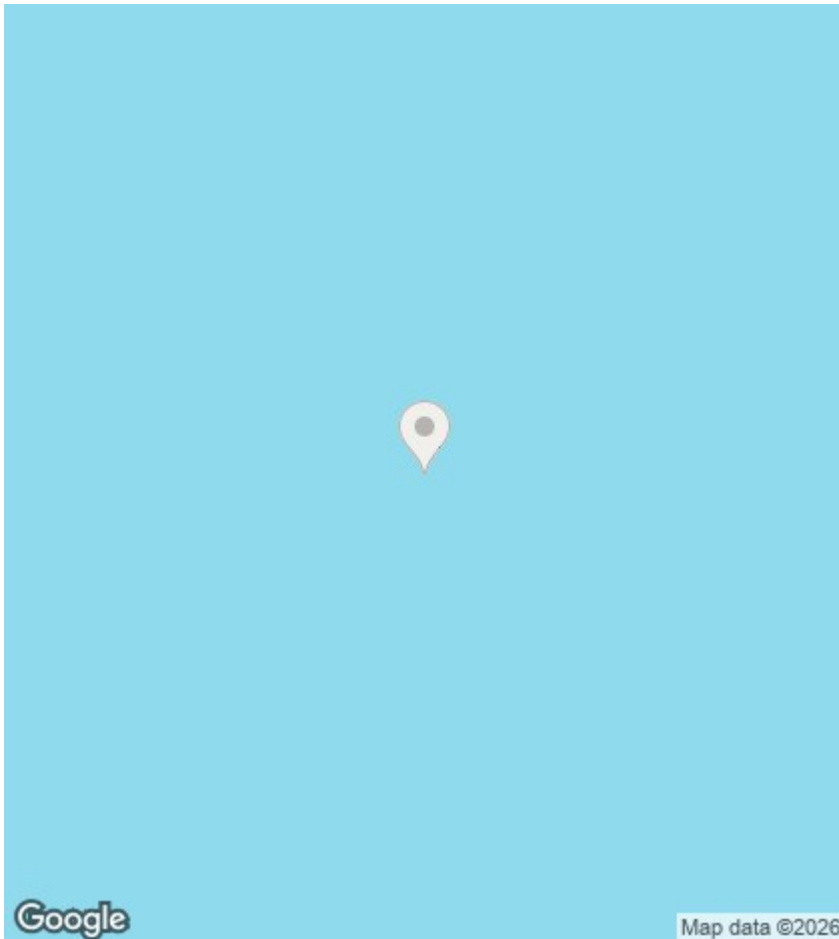
RENT £825 Per Month DEPOSIT £950

COUNCIL TAX BAND B EPC 92

- 2 Bedroom NEW BUILD end terrace house
- High spec kitchen with integrated white goods
- Garage with driveway
- Please note this property is on an active building site
- High end bathroom with shower over bath
- Living room with LVT flooring
- FTTP, mains drainage, under floor heating, solar panels
- Council tax TBC and EPC TBC

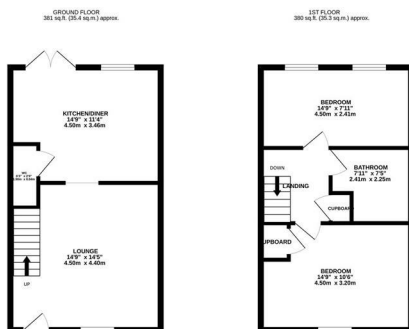
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A BRAND NEW 2 bedroom end terrace house located on the highly popular new residential estate built by C&L Fairburn Properties. The internal specification is of a high standard throughout, with white goods included and a neutral, yet stylish palette colour scheme. The property comprises Living Room, Breakfast Kitchen, Downstairs W.C., 2 Double Bedrooms, Marble tiled family bathroom suite, Enclosed Garden, single garage and private driveway. Solar panels, underfloor heating.

According to Ofcom there is standard and ultrafast broadband speeds available at this property with download speeds of 20MBPS and 1800MBPS. Upload speeds are 4MBPS 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	92	92
(81-91) B		
(69-80) C		
(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	