



STEVENS PROPERTY
MANAGEMENT



Leakes Court, James Street, Louth

RENT £700 Per Calendar Month DEPOSIT £805

COUNCIL TAX BAND B EPC 72

- End of terrace house in town centre
- Neutral decor throughout
- Separate bath and shower
- 2 Double bedrooms
- Enclosed patio
- GCH, FTTC, Mains Drainage.



This end terrace house, located in the heart of Louth town centre, is a delightful property boasting 2 spacious double bedrooms. As you step inside, you'll be greeted by a neutral decor that provides a blank canvas for you to make this house your home. The added bonus of an entrance porch and utility room offers practicality and extra storage space. Whilst other highlights include the large bathroom with separate shower, courtyard enclosed patio garden and allocated parking for one vehicle, you'll never have to worry about finding a spot after a long day.



TOTAL FLOOR AREA: 85.00 SQ M (228.00 SQ FT) (APPROX)

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		84
(69-80) C	72	
(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	