



STEVENS PROPERTY
MANAGEMENT



Newbridge Hill, Louth

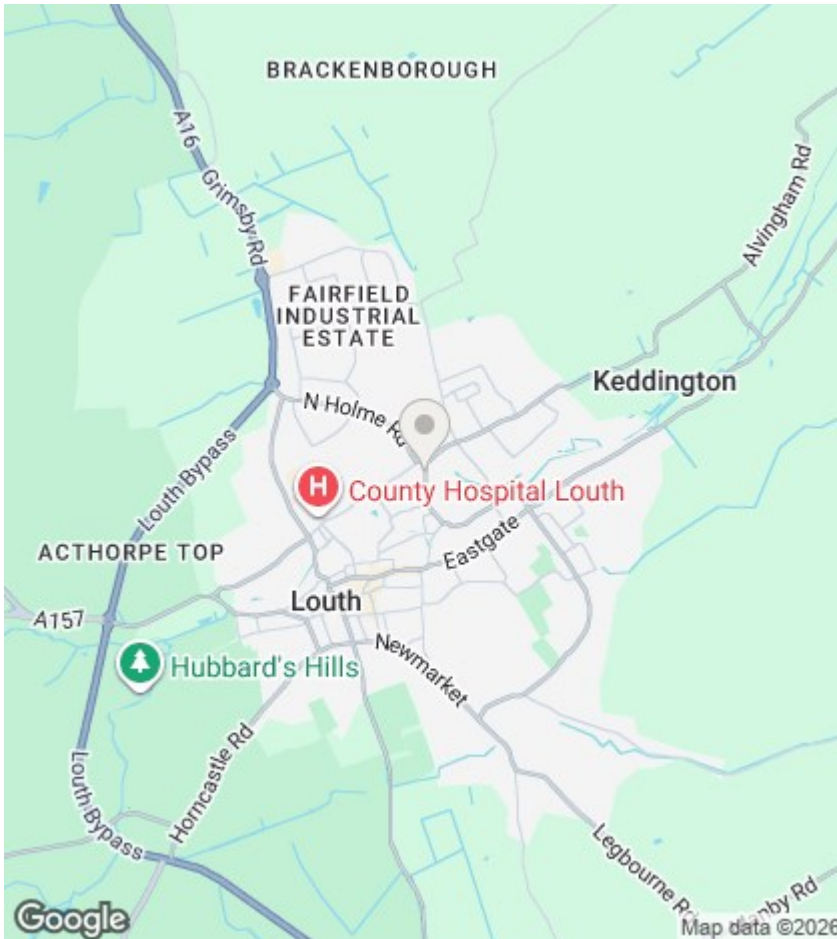
RENT £920 Per Calendar Month DEPOSIT £1,050

COUNCIL TAX BAND B EPC 77

- Off-road Parking
- Kitchen/Diner
- Gas Central Heating
- Built-in wardrobes
- Garage
- Private Garden
- En-Suite to master

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A fantastic opportunity to rent a family home within easy reach of all Louth's amenities. The property benefits from OFF-ROAD PARKING, GARAGE & enclosed GARDEN. Maintained to a very good standard, the accommodation comprises Lounge, Kitchen/Diner, 3 Bedrooms - Master with En-Suite, Family Bathroom, Garage, Garden and Driveway. Gas Central Heating
Council Tax Band B
EPC 77C



TOTAL FLOOR AREA: 1026 sq ft (95.3 sq m) approx.
When every other floor plan is used to measure the area of a building, the area of the ground floor is not included. The area of the ground floor is included in the total floor area. The area of the ground floor is not included in the total floor area. The area of the ground floor is not included in the total floor area.

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		
(69-80) C	77	82
(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	