



STEVENS PROPERTY
MANAGEMENT



Kidgate, Louth

RENT £825 PCM DEPOSIT £950
COUNCIL TAX BAND A EPC 77

- 3 size bedrooms
- Large Open Plan Kitchen/Diner
- Rear courtyard
- Standard and Superfast broadband is available.
- Main bathroom
- Allocated Parking space
- Air source heat pump, FTTC, Mains drainage

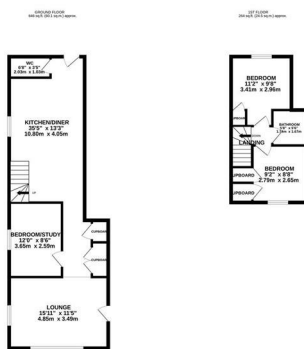
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A CONVERTED 2/3 bedroom townhouse in the heart of Louth town centre WITH ALLOCATED PARKING. The property benefits from a Living Room, Large Breakfast Kitchen APPLIANCES INCLUDED, Downstairs Bathroom, 3 Bedroom (2 double, 1 single), W.C., Rear Courtyard and Outside store. Council tax band A EPC 77C

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 18MBPS, 80MBPS and 1800MBPS, 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		91
(81-91) B		
(69-80) C	77	
(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	