



STEVENS PROPERTY  
MANAGEMENT



## Carlton Park, Manby

RENT £585 PCM DEPOSIT £675

COUNCIL TAX BAND A EPC 63

- Terrace House located on Carlton Park, Manby
- Cozy Living Room
- 1 smaller double bedroom
- Off street parking
- Standard and superfast broadband speeds available at this property
- Modern Kitchen/Diner
- 1 generous double bedroom
- Family bathroom with shower over the bath
- Council Tax Band A, EPC 63D

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A WELL PROPORTIONED 2 bedroom mid terrace house located on the "Carlton Park" estate in the popular village of Manby. Offering a modern Kitchen/Diner, Living Room, 2 bedrooms (1 large & 1 small double), rear GARDEN and off-road Parking. Property has GAS CENTRAL HEATING. Council Tax Band A, EPC Rating 63D

According to Ofcom, there is standard and super fast broadband speeds available at this property with download speeds of 5Mbps and 35Mbps. Upload speeds as follows, 0.6Mbps and 7Mbps.

## 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

