



STEVENS PROPERTY
MANAGEMENT



New Main Road, Scamblesby

RENT £595 PCM DEPOSIT £685

COUNCIL TAX BAND A EPC 53

- Characterful Cottage
- Lounge
- Shower Room
- Garden & Parking Available
- Village Location
- Modern Kitchen
- Two Bedrooms
- Standard and Ultrafast broadband speeds available here.

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A characterful yet modern cottage located in the rural village of Scamblesby, just 6 miles south-west of the Historic Market Town of Louth. The property offers a lounge, modern kitchen with a breakfast bar, a downstairs shower room, 2 bedrooms, a large garden and parking. Decorated neutrally throughout. EPC rating E 53. Council Tax Band A.

There are Standard and Ultrafast broadband speeds available here, with download speeds of 6MBPS and 1800MBPS and upload speeds of 1MBPS 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		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	