



STEVENS PROPERTY
MANAGEMENT



Station Approach, Louth

RENT £725 PCM DEPOSIT £830

COUNCIL TAX BAND A EPC 61

- Modern throughout
- Enclosed Garden
- Gas Central Heating
- Close to town centre
- Some white goods
- Two Outbuildings
- Council Tax Band A
- Driveway

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AN OPPORTUNITY TO RENT a delightful 2-bed Semi Detached house down a no-through road within easy reach of the town centre and all amenities. Station Approach is well-proportioned and offers Kitchen/Diner (with some white goods), Lounge, 2 double Bedrooms, Bathroom with shower over bath, Enclosed Rear Garden and 2 outbuildings. There is also the added bonus of a DRIVEWAY. Gas Central Heating, mains drainage. Council Tax Band A, EPC 61D.

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		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	