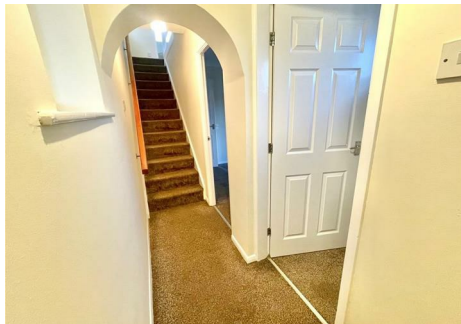




STEVENS PROPERTY
MANAGEMENT



Seymour Avenue, Louth

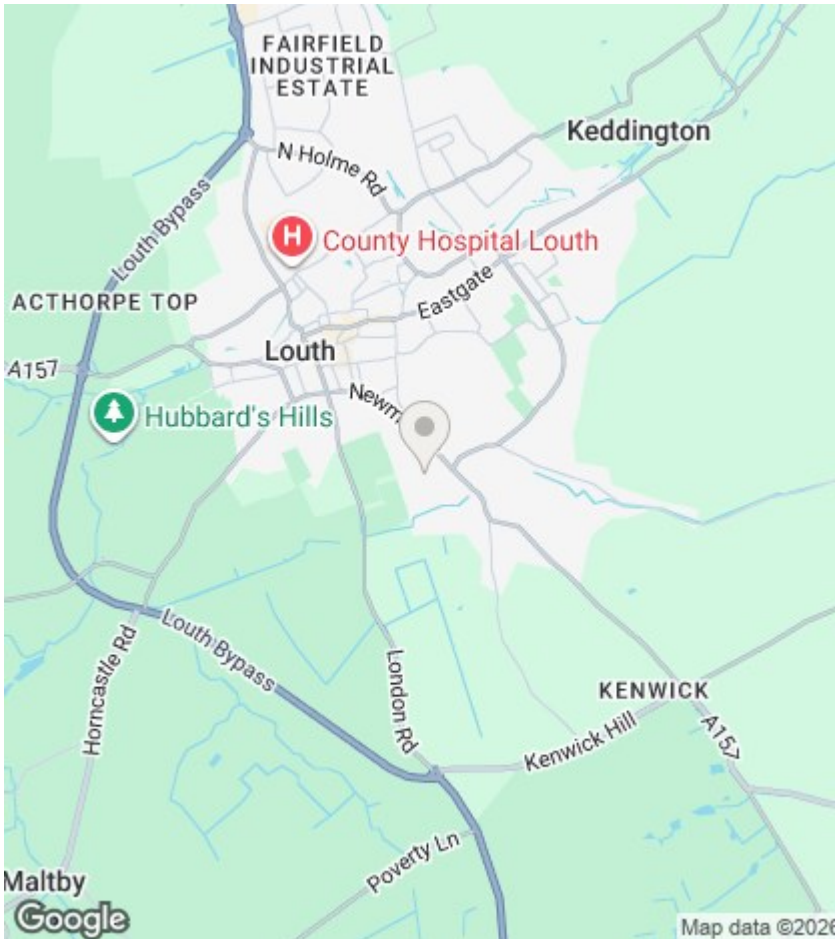
RENT £850 PCM DEPOSIT £980

COUNCIL TAX BAND B EPC 64

- NEUTRALLY DECORATED
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS WC
- GARAGE AND DRIVE WAY
- STANDARD, SUPERFAST AND ULTRAFast BROADBAND SPEEDS AVAILABLE HERE
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- FAMILY BATHROOM
- GSC, FTTC, MAINS DRAINAGE

13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721

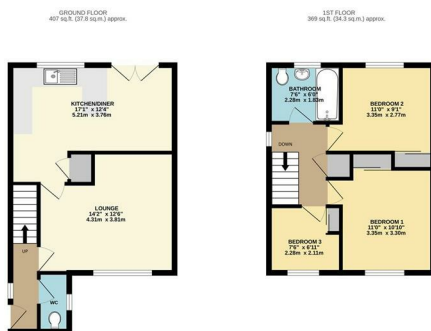
enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



A three bedroom semi-detached house close to amenities, the property is neutrally decorated throughout, comprising of three bedrooms, downstairs WC, kitchen/diner, living room, family bathroom. It benefits from having a garage, driveway and garden. EPC Rating D, Council tax band B.

PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE UNTIL THE 30TH JUNE 2026

Standard, superfast and ultrafast broadband speed available at this property with download speeds of 12MBPS, 74MBPS and 1000MBPS, upload speeds of 1MBPS, 20MBPS and 100MBPS.



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		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	