



STEVENS PROPERTY  
MANAGEMENT



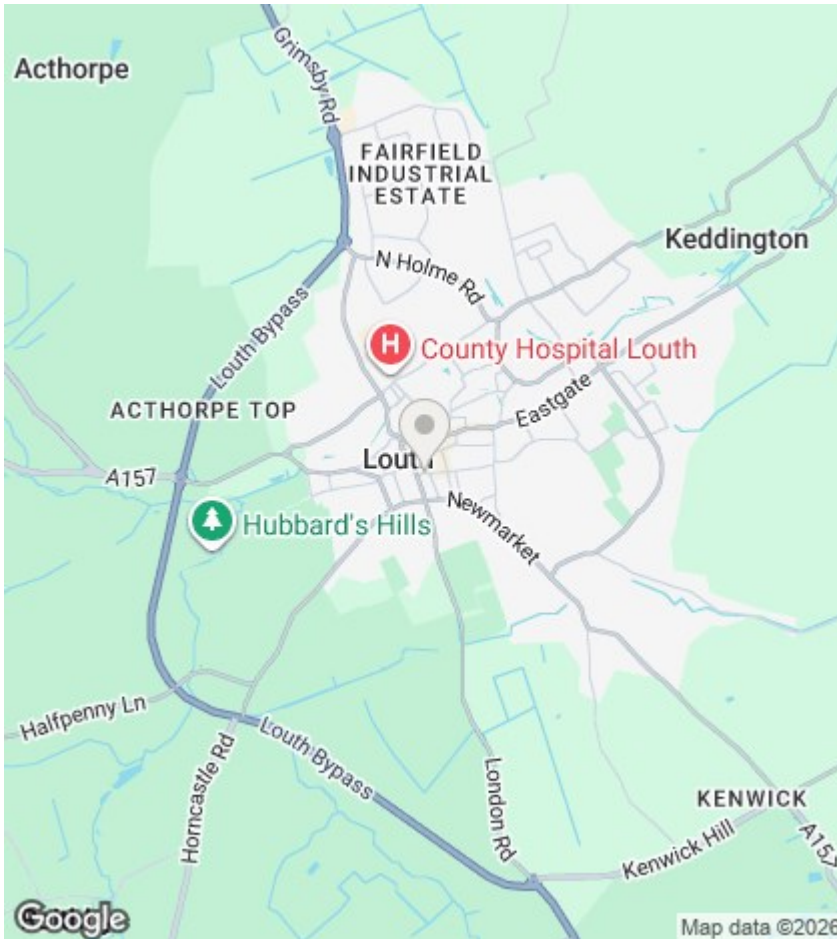
## Kidgate , Louth

RENT £825 PCM DEPOSIT £950  
COUNCIL TAX BAND B EPC 71

- High specification conversion
- Kitchen/dining room
- Allocated parking
- Standard and superfast broadband speeds available at this property.
- 3 bedroom end of terrace house
- Bathroom with shower over the bath
- Mains Drainage, Air Source Heat pump, FTTC

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A CONVERTED 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. EPC 73C

According to Ofcom there is standard and superfast broadband speeds available at this property with download speeds of 17MBPS and 80MBPS and upload speeds of 1MBPS and 20MBPS.

### 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

