



STEVENS PROPERTY
MANAGEMENT



Broadbank, Louth

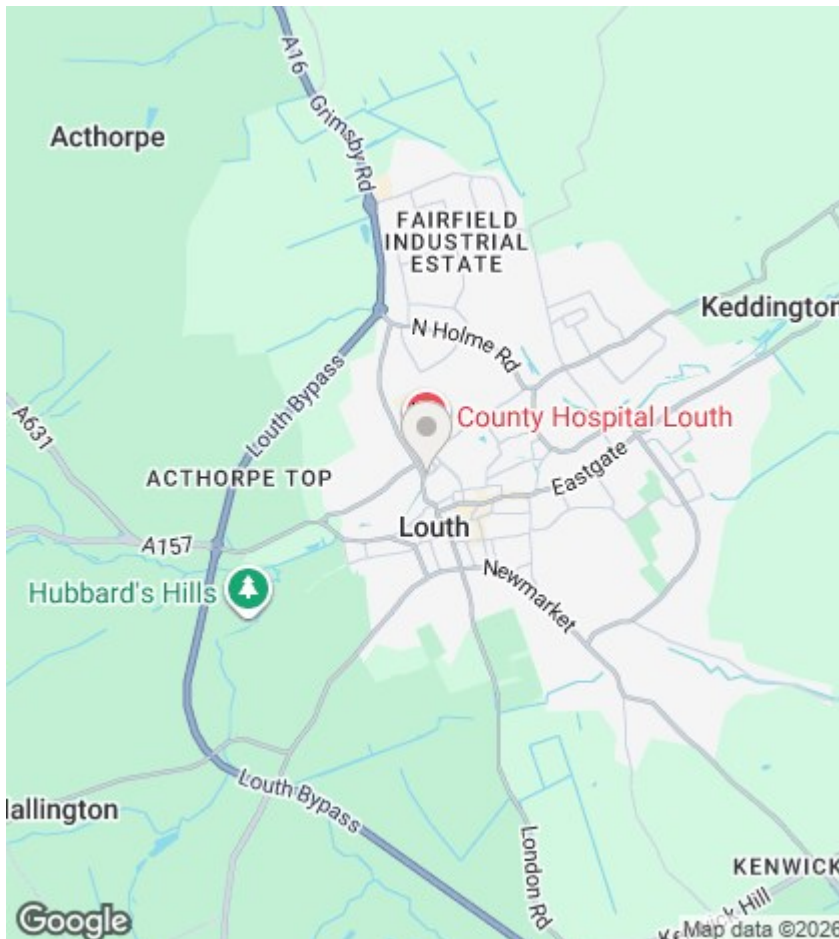
RENT £550 PCM DEPOSIT £630

COUNCIL TAX BAND A EPC 70

- Mid terrace property
- Ample kitchen
- Downstairs bathroom with shower
- Lovely garden
- Generous sized living room
- Utility room
- 2 double rooms

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BROADBANK Louth, welcomes this quaint mid terrace cottage with a small entrance leading into the living room which has a working wood only fireplace. To the rear of the property there is an ample sized kitchen with room for a small kitchen table, a utility room and a downstairs bathroom with shower. Upstairs comprises of 2 bright double bedrooms. Outside there is a small patio, an apple tree, wild flowers and herbs which has potential of becoming a beautiful landscape.

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		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	