

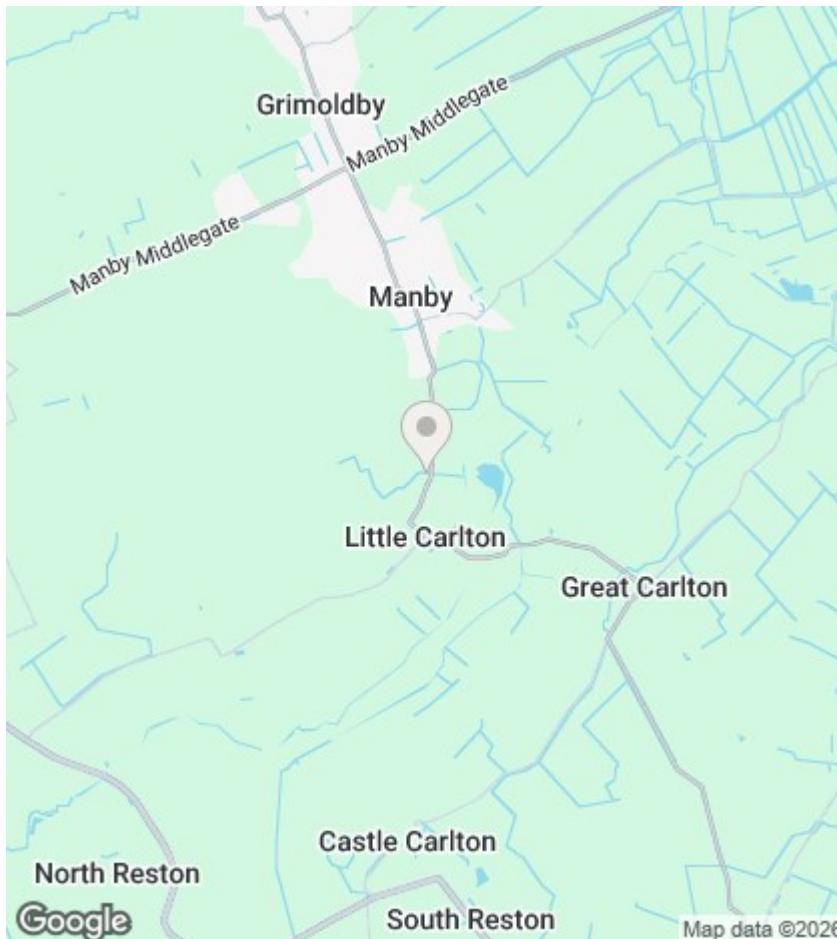


## Little Carlton, Louth

RENT £600 Per Calendar Month DEPOSIT £690

COUNCIL TAX BAND A EPC 71

- Two Bedroom Annex
- Modern decor throughout
- Standard and Superfast broadband available here
- Rural village location
- Off street parking available
- Mains Drainage, GCH, FTTC



A 2 bedroom annex attached to a beautiful residence in a semi rural village. The property has been neutralised throughout and benefits from a galley Kitchen, Living Room, 2 Bedrooms and a shower room. Water charges are included in the rent and gas and electric are submetered and billed to the tenant by the Landlord. The property does have parking.

There is Standard and Superfast broadband speeds available at this property, with download speeds of 2MBPS and 80MBPS and upload speeds of 0.3MBPS 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 