



STEVENS PROPERTY
MANAGEMENT



Raithby-Cum-Maltby, Louth

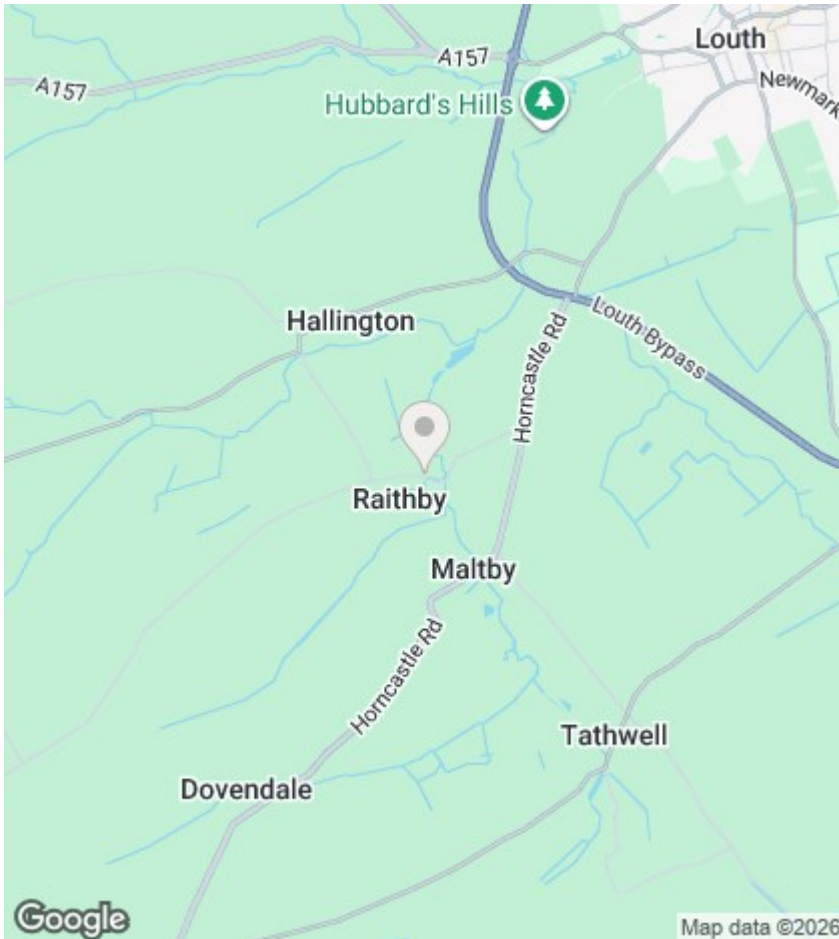
RENT £650 Per Month DEPOSIT £750

COUNCIL TAX BAND A EPC 67

- 2 Bedroom Mid Terrace bungalow
- Living Room with open fire
- Modern Kitchen, Bathroom,
- Rural Location with large garden
- Off Road parking and 2 outdoor sheds
- Mains electric, electric room heaters Shared sewerage system.

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A 2 double bedroom mid terrace bungalow located in a rural setting just a short drive from Louth. The property is modern and neutral throughout and benefits from a bathroom (bath only), breakfast Kitchen, Living Room with open fireplace and 2 Double bedrooms. The defining feature of this property is undoubtedly the large garden to the rear., which is fully enclosed and mainly laid to lawn (please note access to the garden is down some steps). The property also has off road parking and 2 outdoor brick built stores.

According to Ofcom there is standard and superfast broadband speeds available at this property with download speeds of 4MPBS and 66MPBPS, there are also upload speeds of 0.5MBPS and 16MBPS

Sewerage is via shared sewerage plant. There is a quarterly charge of around £40.00 for the electric supply of the shared sewerage system.

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		100+
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	