



STEVENS PROPERTY  
MANAGEMENT



## Fulmar Drive, Louth

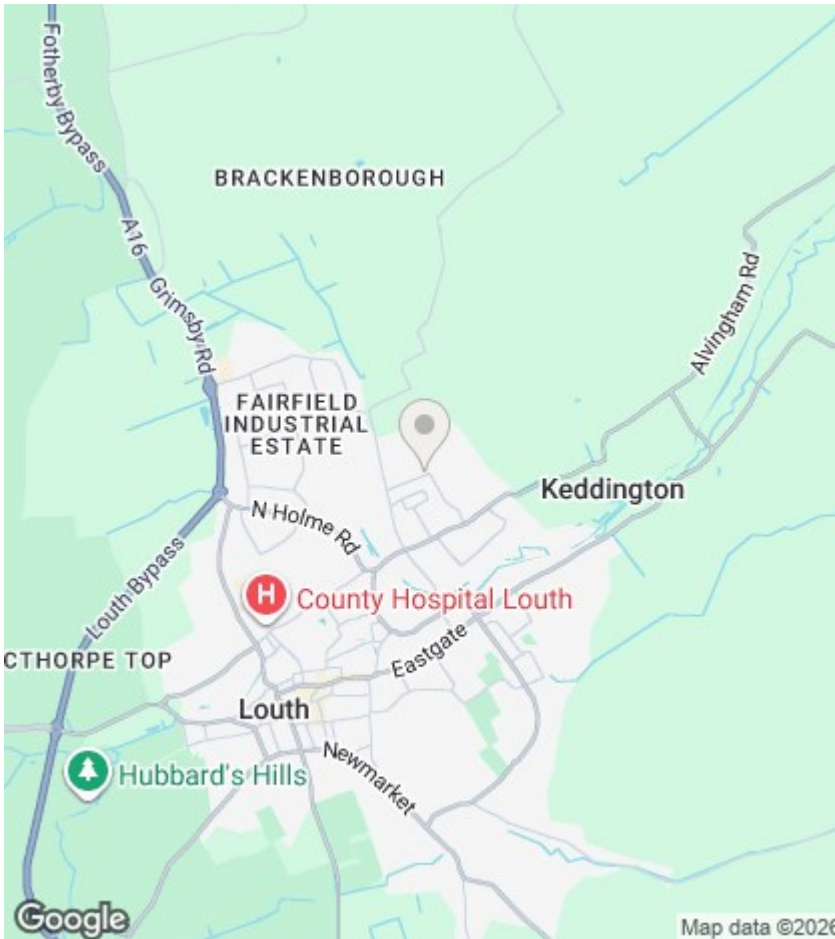
RENT £900 Per Calendar Month DEPOSIT £1,035

COUNCIL TAX BAND B EPC 70

- Semi detached house in Louth
- Kitchen with integrated gas hob and cooker
- Family bathroom with shower over the bath
- GSH, Mains drainage, FTTC
- Large living room
- 3 generous sized bedrooms
- Driveway, front and rear gardens
- Standard, superfast and ultrafast broadband speeds available at this property.

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Louth welcomes you this charming semi detached house in Fulmar Drive. To the ground floor there is a delightful sized living room with a fireplace, Kitchen which includes an integrated gas hob and cooker. To the first floor there are 3 bedrooms 2 which are double rooms and 1 smaller room and a family bathroom with a shower over the bath. This property has a driveway, front and rear gardens.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 9MBPS, 80MBPS, 1800MBPS and upload speeds of 0.9MBPS, 20MBPS and 220MBPS

## 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>		
(55-68) <b>D</b>	70	
(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	