



STEVENS PROPERTY  
MANAGEMENT



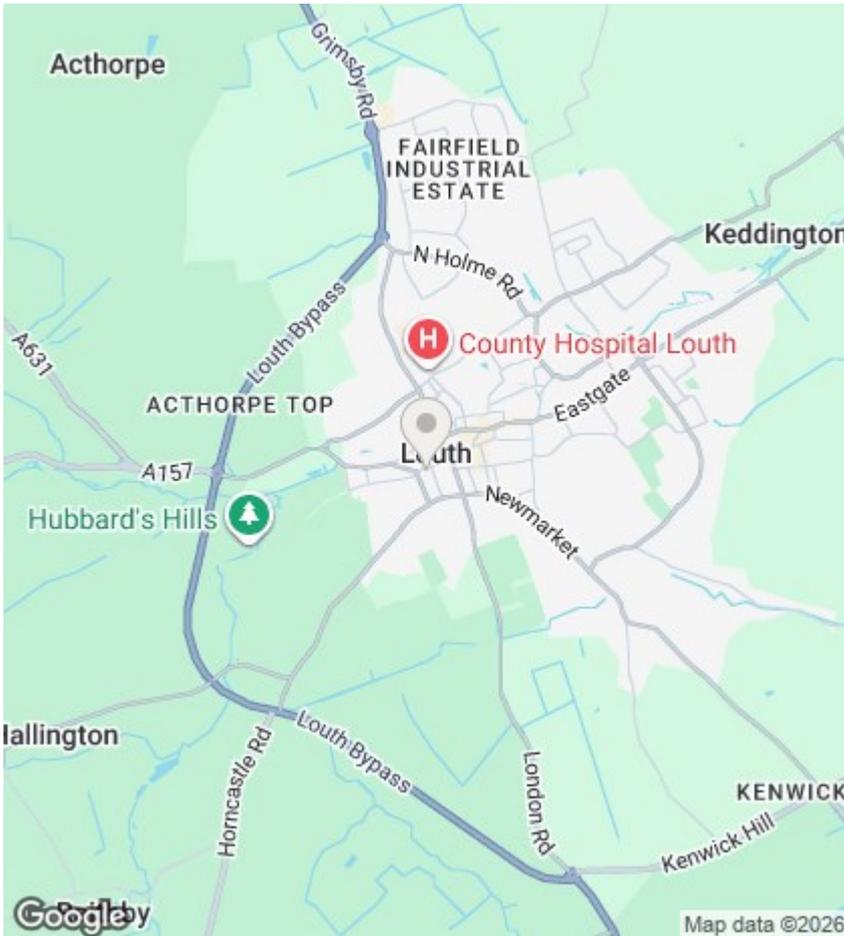
## Gospelgate, Louth

RENT £825 PCM DEPOSIT £950  
COUNCIL TAX BAND A EPC 76

- Very close to town centre
- Basement
- Fully enclosed Rear Garden
- Generous Bedroom sizes
- Gas Central Heating
- Period features throughout
- 2 Reception Rooms
- Rolltop bath
- Open Fire
- Downstairs WC

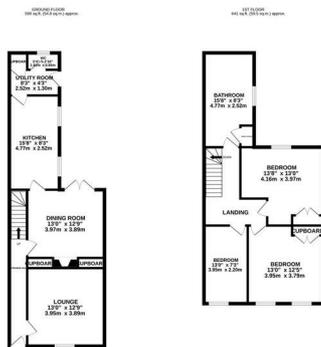
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A 3 bedroom DELIGHTFUL PERIOD townhouse in a PRIME LOCATION on the HISTORIC WEST SIDE OF LOUTH, with CHARACTER throughout and a sympathetic mix of DESIGN AND PERIOD FEATURES. Comprises:- Living Room (with open fire), Dining Room, Kitchen, Utility Room/Porch with downstairs WC, Basement, 3 Bedrooms WITH EXPOSED FLOORBOARDS, large family bathroom complete with ROLLTOP BATH and enclosed GARDEN. This is a family home not to be missed. EPC 45 Council tax band A.

According to Ofcom there is Standard, Superfast and Ultrafast broadband speed available at this property with download speeds of 17MBPS, 80MBPS and 1000MBPS, Upload speeds of 1MBPS, 20MBPS and 100MBPS.



### 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>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(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	