



STEVENS PROPERTY
MANAGEMENT



Field Drive, Hubbards Walk, Louth

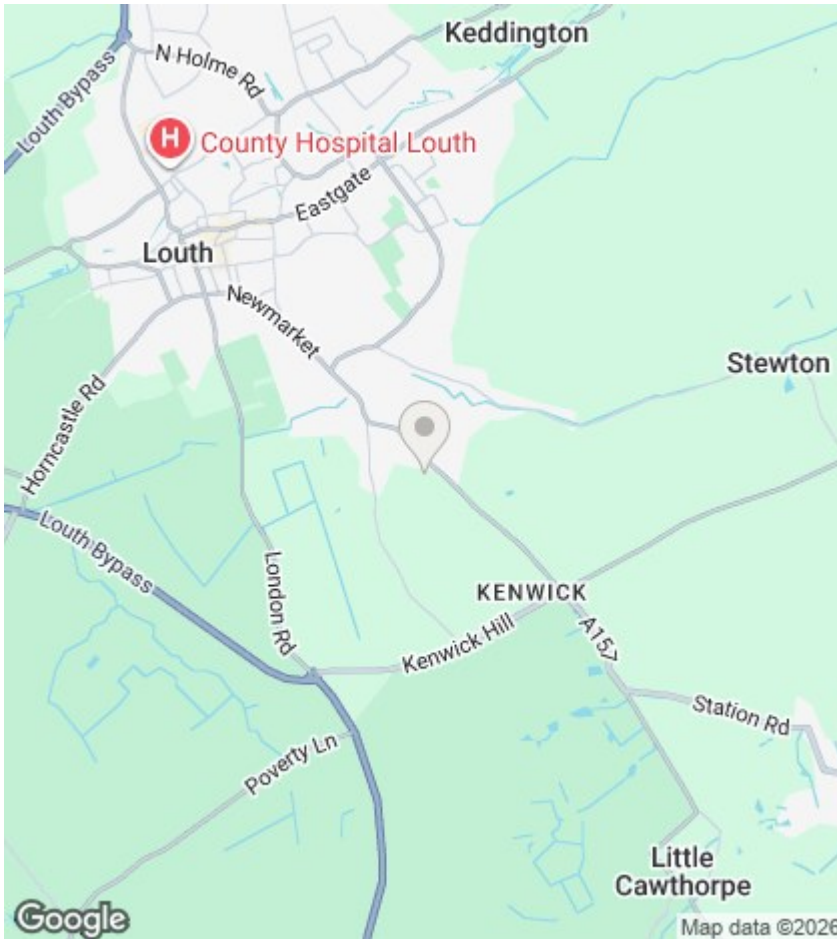
RENT £725 Per Month DEPOSIT £835

COUNCIL TAX BAND A EPC 84

- New Build
- Driveway and Garden
- Modern Throughout
- Standard, Superfast and Ultrafast broadband speeds available at the property.
- Semi Detached
- Kitchen/Diner
- Neutrally Decorated

13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721

enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



This high Specification new build semi-detached home is located on the new 'Hubbards Walk' development. Comprising Kitchen/Diner, Downstairs W.C. Living Room, 2 Bedrooms, Driveway and enclosed Garden. EPC Rating B. Council tax band A.

There are Standard, Superfast and Ultrafast broadband speeds available at the property, with download speeds of 6MBPS, 49MBPS and 1800MBPS and upload speeds of 0.7MBPS, 12MBPS 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) A		98
(81-91) B	84	
(69-80) C		
(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	