



STEVENS PROPERTY
MANAGEMENT



Lucks Yard, Queen Street

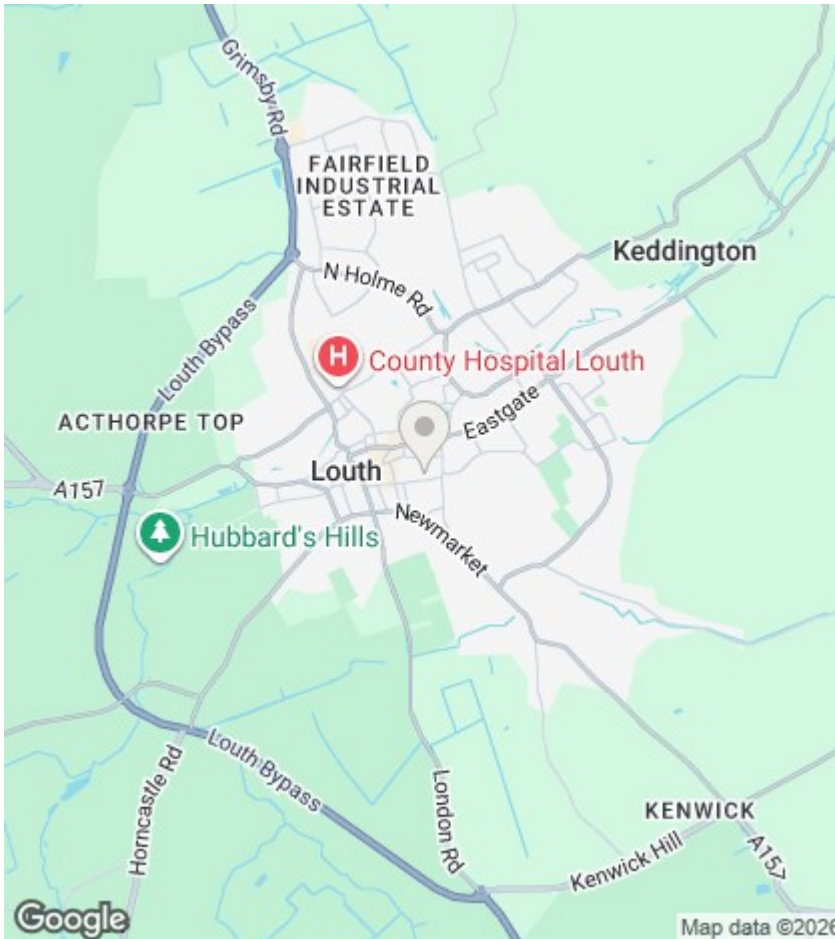
RENT £525 PCM DEPOSIT £605

COUNCIL TAX BAND A EPC 43

- End of Terrace Cottage
- Bathroom with separate shower
- Living room
- Standard, superfast and ultrafast broadband speeds
- One Double Bedroom
- Kitchen
- Enclosed Courtyard/Driveway

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A quaint end of terrace 1 bedroom Cottage located in the heart of Louth Town Centre. This property consists of a kitchen with a cooker, living room, double bedroom and a bathroom with a separate shower and bath. The property has an enclosed gravel courtyard/driveway and the added benefit of gas central heating with gas bottles not mains gas. Mains drainage, FTTC Council tax band A, EPC rating E.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 18MBPS, 80MBPS and 10000MBPS and upload speeds of 1MBPS, 20MBPS and 10000MBPS

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		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	