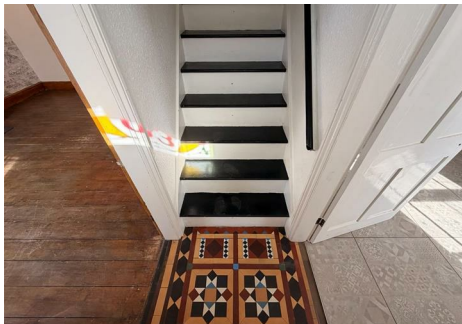




STEVENS PROPERTY
MANAGEMENT



Charles Street, Louth

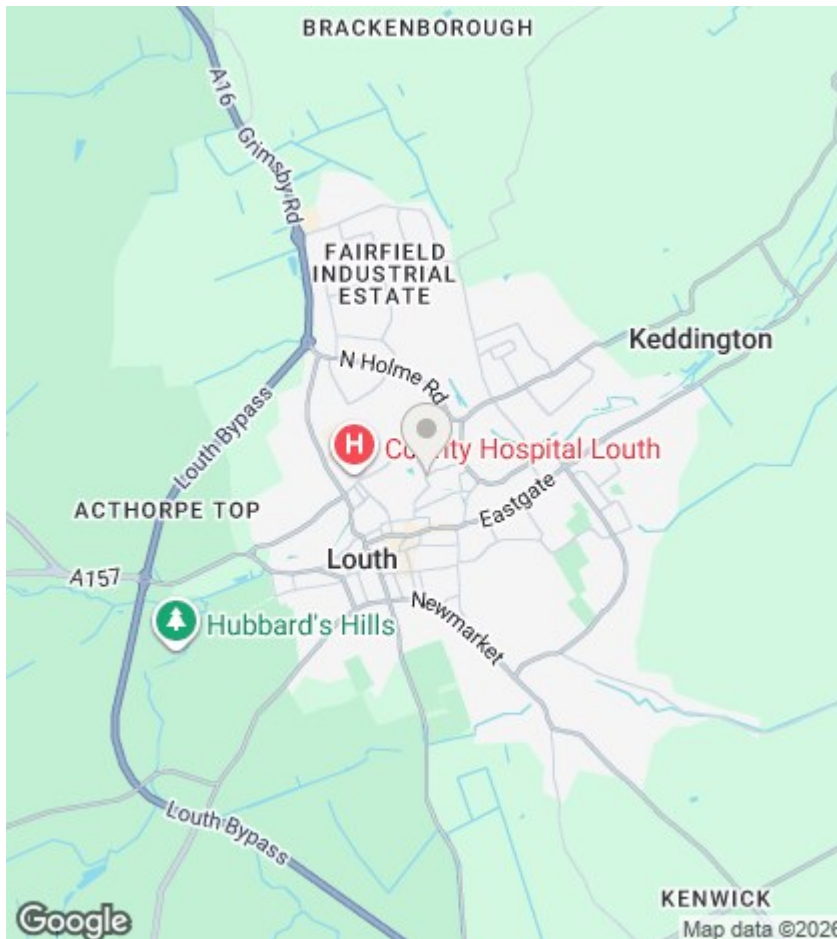
RENT £900 DEPOSIT £1,035

COUNCIL TAX BAND B EPC 66

- PERIOD PROPERTY
- THREE DOUBLE BEDROOMS
- LOG BURNER AND OPEN FIRE
- PATIO REAR GARDEN
- CTB B and EPC D
- TWO RECEPTION ROOMS
- CHARACTER FEATURES
- KITCHEN/DINER
- PARKING FOR 1 VEHICLE

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

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



A FANTASTIC OPPORTUNITY to rent a PERIOD property within easy reach of Louth town centre and amenities. Full of character features and tasteful decor with modern features mixed in, this is a great family home. The downstairs accommodation offers a Kitchen/Diner (with log burner), 2 further reception rooms (another with an open fireplace), Pantry/Utility, downstairs Shower room & WC. Upstairs there are 3 DOUBLE Bedrooms and 2 bathrooms - the master has an En Suite with a ROLLTOP BATH. Externally there is off-road PARKING for 1 vehicle and an enclosed, low maintenance private COURTYARD Garden with decking. Council Tax Band B, EPC E.

According to Ofcom there is standard, superfast and ultrafast broadband speeds available at this property with download speeds of 15MBPS, 74MBPS 1800MBPS. Upload speeds are 1MBPS, 20MBPS, 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		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	