



STEVENS PROPERTY
MANAGEMENT



Mawers Yard, Louth

RENT £650 PCM DEPOSIT £750

COUNCIL TAX BAND A EPC 77

- END TERRACE
- SHOWER OVER BATH
- SPACIOUS LIVING ROOM
- 2 BEDROOMS
- MODERN KITCHEN
- FTTC, MAINS DRAINAGE, GCH

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

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



A LIGHT AND MODERN 2 Bedroom house situated in the town centre of Louth. The property benefits from a modern kitchen, spacious living room, bathroom with SHOWER OVER BATH and 2 bedrooms. The property is of neutral décor throughout. Council Tax Band A. EPC rating C.

There is Standard, Superfast and Ultrafast broadband speeds available here, with download speeds of 19MBPS, 80MBPS and 1800MBPS and upload speeds of 1MBPS, 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) A		91
(81-91) B		
(69-80) C	77	
(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 	