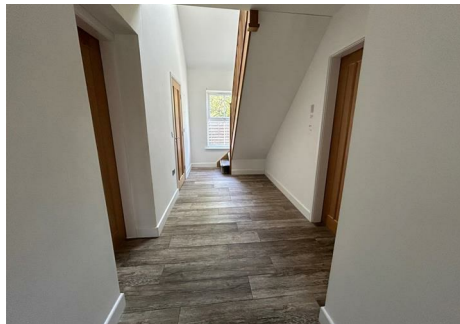




STEVENS PROPERTY
MANAGEMENT



Sea Dyke Way, Marshchapel

RENT £900 Per Calendar Month DEPOSIT £1,035

COUNCIL TAX BAND C EPC 87

- 3 Bedrooms
- Spacious kitchen
- Driveway and gardens
- Standard and superfast broadband available at this property
- 1 modern bathroom
- Large living room
- FTTC, mains drainage, oil central heating

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Nestled in the charming village of Marshchapel, Sea Dyke Way presents an EXCEPTIONAL opportunity to acquire a modern detached house. This DELIGHTFUL property boasts three well-proportioned bedrooms, large living space, modern kitchen, family bathroom, parking for 3 vehicles, gardens. With its modern amenities and thoughtful design, this home is not only a place to live but a sanctuary to create lasting memories. Sea Dyke Way is ideally situated, allowing easy access to local amenities and the picturesque surroundings of the Lincolnshire countryside. Council tax band C and EPC 87B

According to Ofcom there is standard and superfast available here with download speeds of 18MBPS and 80MBPS and upload speeds of 1MBPS and 20MBPS

There is limited mobile coverage available for this property.

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	87	89
(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 