



STEVENS PROPERTY
MANAGEMENT



Thoresby Bridge Farm, Marshchapel

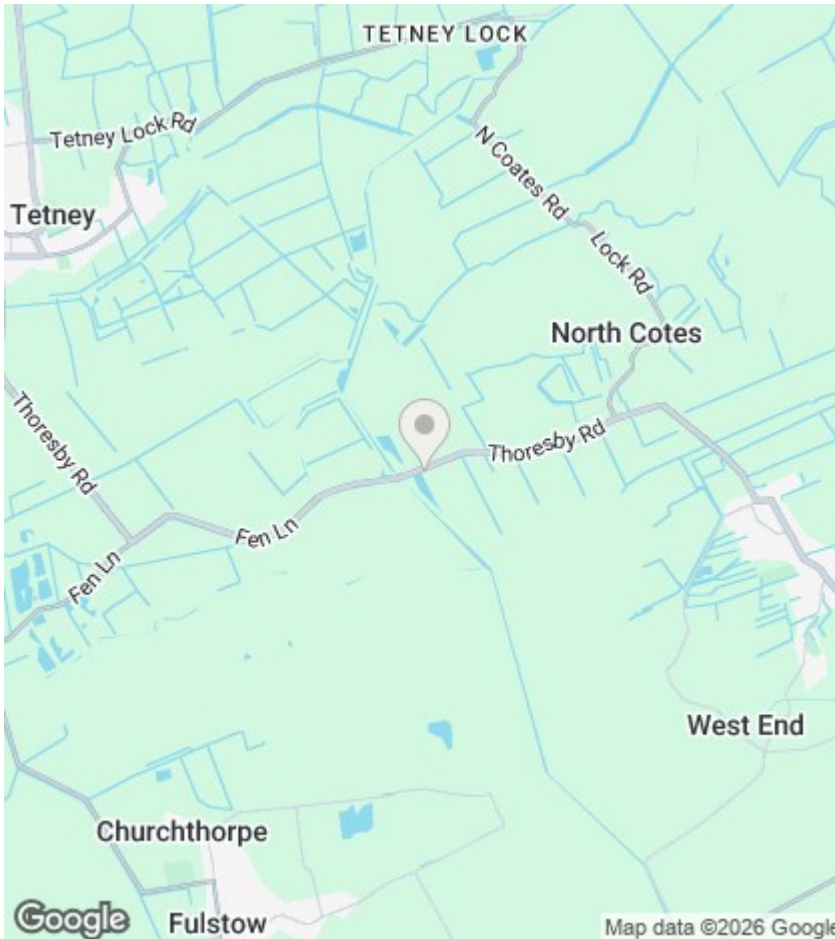
RENT £850 Per Calendar Month DEPOSIT £975

COUNCIL TAX BAND A EPC 40

- RURAL PROPERTY ON A CHICKEN FARM
- KITCHEN WITH INTEGRATED OVEN
- SUN ROOM
- STANDARD BROADBAND SPEEDS HERE
- 3 BEDROOMS
- LIVING ROOM
- FAMILY BATHROOM
- CTB A AND EPC E

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

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



Located on a working chicken farm in Marshchapel is this semi detached house. The property comprises of 3 double bedrooms, kitchen with integrated oven, living room, sun room, family bathroom with shower. Parking available and beautiful views of the lake.

According to Ofcom there is standard broadband speeds available at this property with download speeds of 7MBPS and upload speeds of 1MBPS

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		67
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	