



STEVENS PROPERTY  
MANAGEMENT



## Wainfleet St. Mary, Skegness

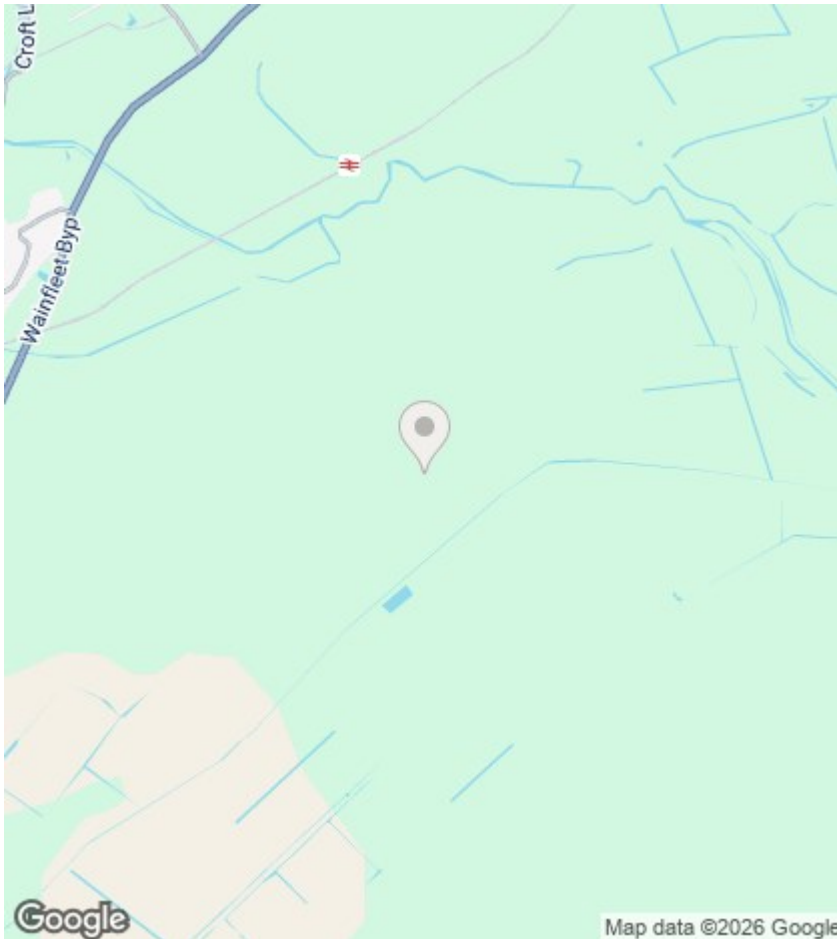
RENT £800 Per Calendar Month DEPOSIT £920

COUNCIL TAX BAND A EPC 55

- Very rural location
- Large Gardens
- New boiler
- New carpets
- Well-presented throughout
- Outbuildings
- Neutral modern decor
- Private Driveway

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LOCATED ON A BUSY WORKING FARM is this charming 3-bed Semi-Detached property in a remote location, situated down a no-through road. The property offers a modern interior retaining some character features, and comprises of: Kitchen/Diner, Lounge with multi-fuel burner, downstairs shower room & toilet, Utility room, 3 Bedrooms and an upstairs bathroom. Externally the property offers large wraparound gardens, a Garage, off-road Parking and two sheds. Council Tax Band A, EPC 55D

### 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>99</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>55</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 