



STEVENS PROPERTY
MANAGEMENT

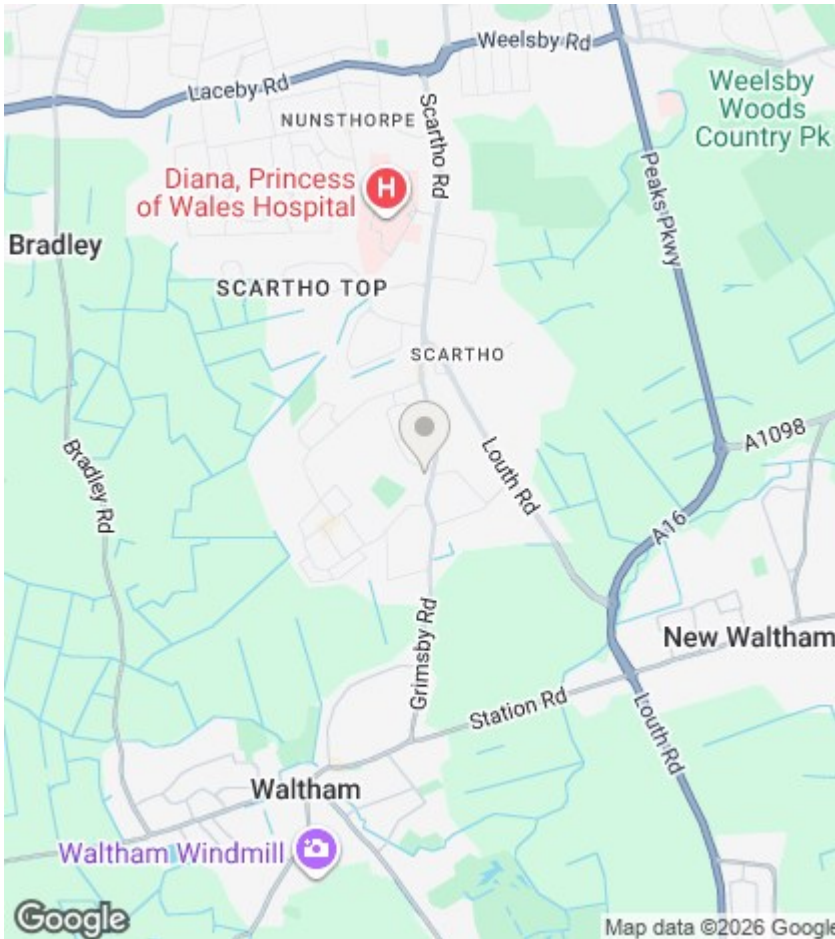


Taunton Way, Scartho, Grimsby

RENT £850 PCM DEPOSIT £980

COUNCIL TAX BAND A EPC 69

- 3 Bedroom Terrace
- Garden and Parking
- Standard and Ultrafast broadband speeds available.
- All double Bedrooms
- Popular Residential area
- FTTC, Mains Drainage, GCH.



Looks can be deceiving, this is a **DECEPTIVELY LARGE** 3 bedroom (all double) terrace house located in a **POPULAR RESIDENTIAL AREA**, just a short drive from amenities. **EXTENSIVELY RENOVATED** throughout comprising: **NEW KITCHEN**, Dining Room, Living room, 3 Bedrooms, Bathroom (separate toilet), Garden and Parking **EPC C Council Tax Band A**.

There are Standard and Ultrafast broadband speeds available here, with download speeds of 28MBPS and 10000MBPS and upload speeds 6MBPS and 10000MBPS.

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		86
(69-80) C	69	
(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 	