



STEVENS PROPERTY
MANAGEMENT



Eastgate, Louth

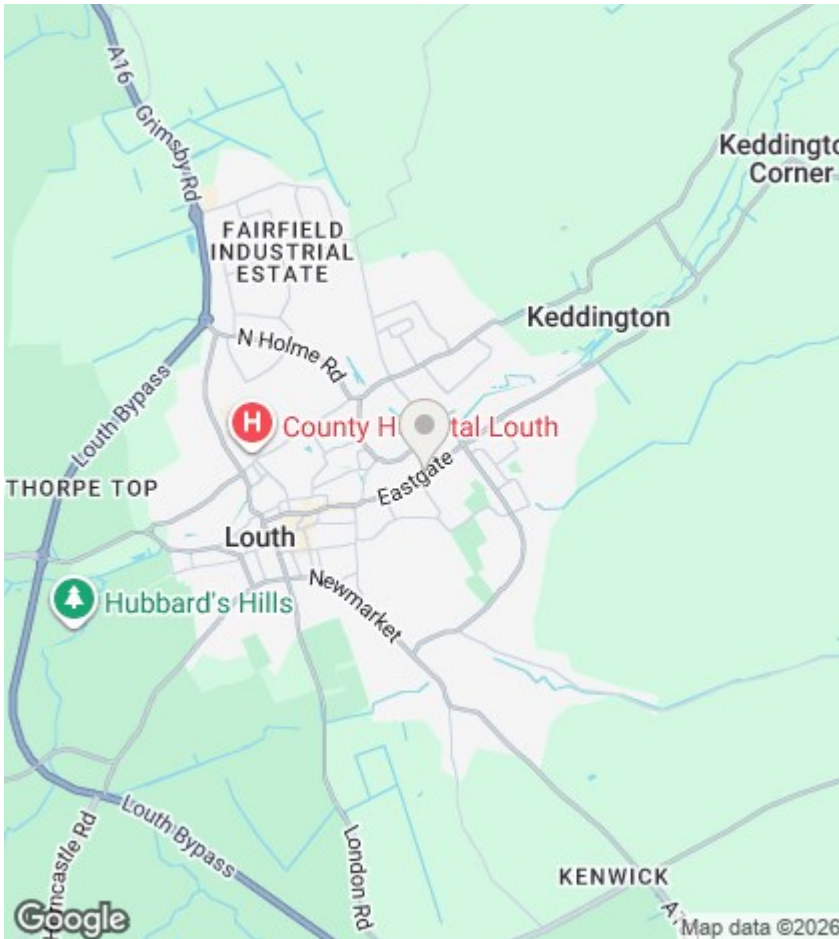
RENT £650 Per Calendar Month DEPOSIT £750

COUNCIL TAX BAND A EPC 57

- 2 Bedroom cottage
- Neutral kitchen
- Rear patio garden
- Standard, superfast and ultrafast broadband speed at this property.
- Living space
- Bathroom (shower over the bath)
- FTTC, GCH, Mains drainage

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Close to local amenities is a delightful cottage on Eastgate, which comprises of a spacious lounge, kitchen with oven, downstairs bathroom with shower over the bath. This property has a generous sized enclosed rear patio, upstairs there are 2 spacious bedrooms all neutrally decorated. Council tax band is A and EPC is 57D.

According to Ofcom there is Standard, Superfast and ultrafast broadband speed available at this property with download speeds of 17MBPS, 80MBPS and 1000MBPS. Upload speeds are 1MBPS, 20MBPS and 100MBPS

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		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	