

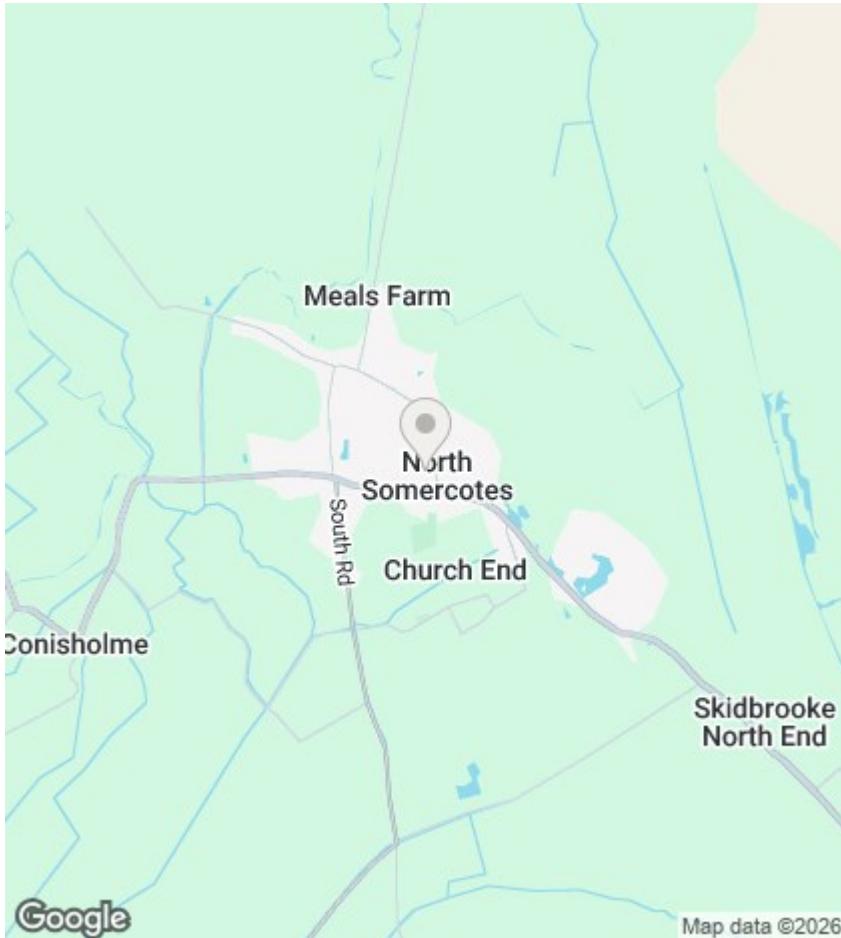


## Churchill Close, North Somercotes

RENT £595 PCM DEPOSIT £685

COUNCIL TAX BAND A EPC 66

- 2 Bedroom First Floor Flat
- Village location with amenities
- Mains Drainage, FTTC
- Neutrally Decorated and Re-carpeted
- Electric heating
- Parking, no garden



A first floor flat situated in the heart of the popular village of North Somercotes. The property benefits from a MODERN KITCHEN with an integrated Cooker, Living Room, 2 Bedrooms and a Bathroom & PARKING. Neutrally Decorated and recently re carpeted throughout. Electric storage heating. Council Tax Band A.

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