



# Property Consultants

Linking people to properties



## **£1,300 Per Month**

## **Westlecote Gardens**

## **Luton, Bedfordshire LU2 7DR**

dg Property Consultants are offering for rent this good size and superbly presented 3 bedroom semi detached property, located in the highly sought after Bushmead School catchment area, just off Old Bedford Road. Accommodation comprising: Entrance hall, cloakroom, good size combined lounge opening to dining room, large Upvc conservatory, good size fitted kitchen, 3 bedrooms and modern family bathroom, front garden with driveway parking, car port & single garage, plus a 80ft approx rear garden with outhouse & workshop. Benefits include: Double glazing and gas central heating to radiators. Offered as unfurnished and available from January 2017.

Spacious 3 Bedroom Semi  
Large Lounge / Dining Room  
Downstairs Cloakroom  
Upvc Conservatory  
Dble Glzg & Gas C - H  
Off Road Pkg & Single Garage  
Modern Family Bathroom  
Offered As Unfurnished  
Bushmead School Catchment  
Highly Sought After Area

## Ground Floor

### Entrance Hall

Entrance door, double radiator, wood block flooring, decorative pendant light fitting, double power point(s), carpeted stairs to first floor landing, door lounge, door kitchen, door to cloakroom.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. Should you require larger pictures then these can be emailed on request.



### Cloakroom

Replacement uPVC double glazed window to front, two piece suite comprising, wash hand basin, low-level WC, tiled splashbacks, ceramic tiled flooring with ceiling spotlight and venetian blind.

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### Lounge

12'0" x 12'0"

Replacement uPVC double glazed bay window to front, single radiator, new electric fire feature and surround, orange curtains and net curtains, decorative pendant light fitting, wood block flooring, telephone point(s), TV point(s), surround sound wiring points, double power point(s), coved ceiling, opening dining room.

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### **View of Lounge**

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### **Dining Room**

12'0" x 10'6"

Wood block flooring, double power point(s), coved ceiling, uPVC double glazed patio doors to conservatory.

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### **View of Dining Room**

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## Conservatory

16' x 10'6"

Brick and uPVC double glazed construction with uPVC double glazed windows, vent windows, double glazed polycarbonate roof, power and lights connected, uPVC double glazed french double doors to garden.

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## View of Conservatory

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## Fitted Kitchen

12'0" x 8'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, built-in integrated fridge/freezer, plumbing and space for automatic washing machine and dishwasher, eye level fan assisted double oven, electric halogen hob with extractor hood over, replacement uPVC double glazed window to rear, replacement uPVC double glazed window to side, radiator, vinyl flooring, double power point(s), textured ceiling with recessed ceiling spotlights, wall mounted combination boiler serving heating system and domestic hot water, built-in under-stairs storage cupboard, uPVC double glazed door to side of property/carport.

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### **View of Kitchen**

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### **View of Cooker**

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.

Any Washing Machine, Tumble Dryer, Dishwasher or Microwave ovens provided in the property are there for the occupying tenants to use. However should any of the above breakdown then the tenants are responsible for repairing or replacing with their own appliance. Unless they are integral appliances built into the kitchen.



### **View of Oven**

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.

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### **View of Hob**

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.

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### **View of Fridge**

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.

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### **View of Freezer**

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.

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### **View of Washing Machine**

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.

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### **View of Dishwasher**

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.

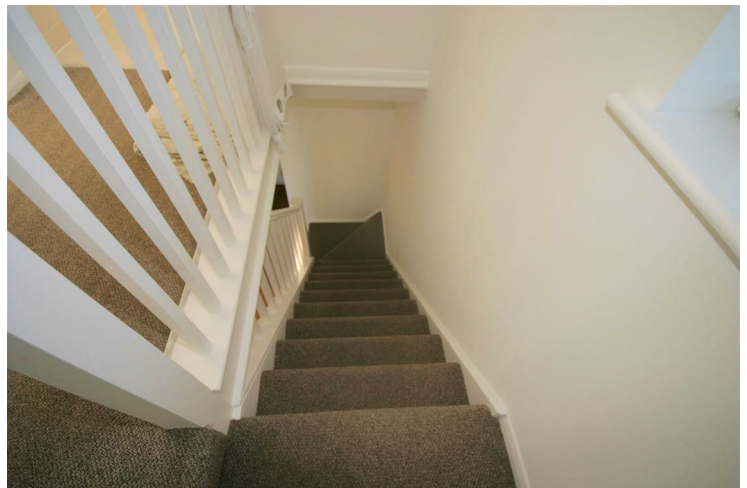
Any Washing Machine, Tumble Dryer, Dishwasher or Microwave ovens provided in the property are there for the occupying tenants to use. However should any of the above breakdown then the tenants are responsible for repairing or replacing with their own appliance. Unless they are integral appliances built into the kitchen.



### **First Floor**

#### **View of Stairs**

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. Carpets need to be professionally cleaned on exit of the property. Should you require larger pictures then these can be emailed on request.



## Landing

Replacement uPVC double glazed window to side, fitted carpet, power point(s), feature/decorative pendant light fitting, doors to all first floor rooms

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## View of Landing

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## Bedroom 1

12'1" x 12'0"

Replacement uPVC double glazed bay window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, double radiator, fitted carpet, double power point(s).

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### **View of Bedroom 1**

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### **Bedroom 2**

12'6" x 10'7"

Replacement uPVC double glazed window to rear, built-in double wardrobe(s) with full-length mirrored sliding doors, single radiator, fitted carpet, double power point(s), built-in storage cupboard, door to:

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. Carpets need to be professionally cleaned on exit of the property. Should you require larger pictures then these can be emailed on request.



### **View of Bedroom 2**

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### Bedroom 3

9'4" x 8'5"

Replacement uPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), access to loft space.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. Carpets need to be professionally cleaned on exit of the property. Should you require larger pictures then these can be emailed on request.



### View of Bedroom 3

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### Family Bathroom

Modern three piece suite comprising panelled bath with independent electric shower hand shower attachment over and telephone style mixer tap, vanity wash hand basin in vanity unit with cupboard under, low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, replacement uPVC double glazed window to front, ceramic tiled flooring with ceiling spotlights.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.





### **View of Bathroom**

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### **Outside**

#### **Front Garden & Drive**

Mono block front drive allowing off road parking for 2/3 vehicles, front boundary wall, borders with flowers & shrubs. Double wooder gates to carport and access to rear garden

Garden: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.

It is down to the tenants responsibility to maintain the rear and front gardens during the tenancy.



#### **Rear Garden**

Enclosed by fencing, patio area, pond, borders with mature plants & shrubs, laid to lawn, outhouse, workshop, access to front via carport.

Garden: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.

It is down to the tenants responsibility to maintain the rear and front gardens during the tenancy.



### **View of Rear Garden**

Garden: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.

It is down to the tenants responsibility to maintain the rear garden during the tenancy.



### **View of Carport**

Carport to the side,

Left clean, tidy & rubbish free. The pictures illustrates. . Should you require larger pictures then these can be emailed on request.



### **Single Garage**

17'6" x 8'6"

Single brick built garage with metal up & over door.

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## **Tenancy Administration Fees**

dg Property Consultants standard Tenancy agency fees are as follows. All fees are inclusive of vat at 20% Tenants Immigration & ID Verification Check - £15 per person - paid & carried out prior to tenancy application. Tenancy & Reference Fees are charged at - £300 per property. Additional tenants above two will be charged - £150 Guarantors Reference Fee (If Applicable) are charged at - £150 Repeat Tenant reference fees - £150 Company referencing - £300 This covers the cost of carrying out your credit status, Employment & Previous Landlord/Agent References and creating a contract for the tenancy. Additional Tenancy fees (chargeable during the tenancy). All fees are inclusive of vat at 20% Renewal of tenancy agreement - £60. Changing or adding an Occupier - £240. End of tenancy check out fee - £90 Refunds. If the references we receive do not match the information you provide on your application form you will not be entitled to a refund of the administration / reference fees. If your offer to rent is not accepted by the landlord you will be entitled to a full refund of the amount paid. If you fail to move in to the property on the agreed date you will not be entitled to a refund of the amount paid in respect of the Tenancy Agreement, Reference Fees, Guarantors Fees or any deposit. If your references are not accepted by the landlord but do match with the information you have provided on your application form you will be entitled to a full refund of all monies paid.

## **Property Condition Report**

I / we have checked through the Inventory and Statement of Condition and have found them to be correct. All appliances are in working order and inventory items are in a good clean condition except where stated in the inventory & condition report.

## **Tenancy Date**

Date:

## **Tenants Signature.**

Signatures:

## **Tenants Printed Name.**

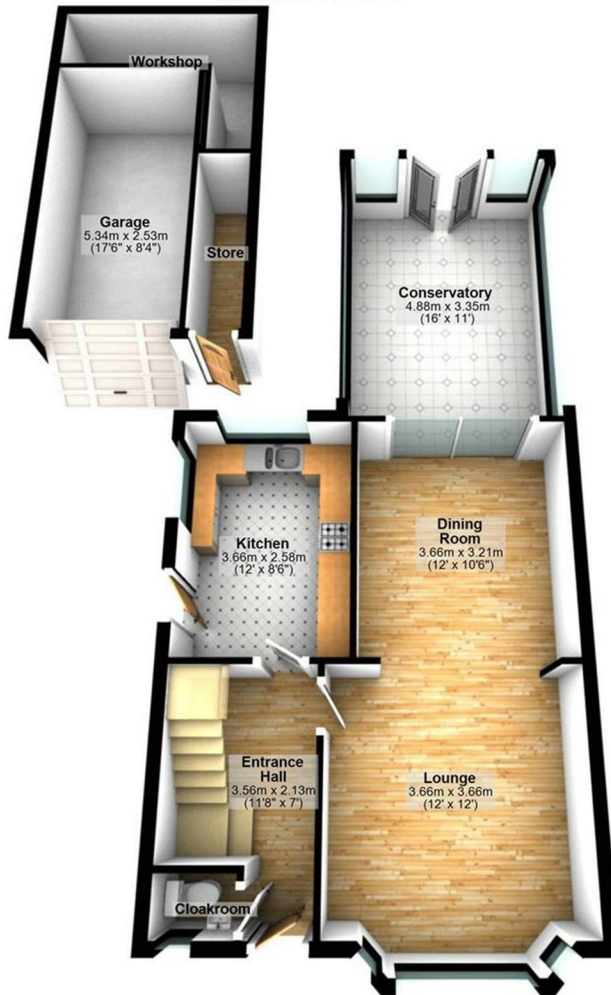
Print Name(s):

## **MISDESCRIPTIONS ACT - Lettings**

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

### Ground Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 sq. feet)



**First Floor**  
Approx. 45.2 sq metres (486.0 sq. feet)



