



Property Consultants

Linking people to properties



£775 Per Month
Station Road
Dunstable, Bedfordshire LU5 6BN

dg Property Consultants are offering for rent this well presented 2 bedroom terrace property, and located in the sought after village of Toddington. Offering easy access to M1 junction (12) & mainline train links into London from close by Harlington stn. Accommodation comprises: Entrance directly into lounge, kitchen, grd floor bathroom, 2 bedrooms, rear garden, garage & outhouse. Benefits include: Dble glzg & gas c-h. Available from 1st May 2017 as unfurnished.

2 Bed Terrace Property
Lounge
Ground Floor Bathroom
Fitted Kitchen
New Flooring & Decoration
Dble Glzg & Gas C - H
Single Garage
Popular Village Location
Unfurnished
Available from 1st May 2017

GROUND FLOOR

Entrance

PVCu entrance door directly into the lounge from the front.

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



LOUNGE

11'0" x 11'0"

Replacement PVCu double glazed window to front, single radiator, fitted carpet, TV point(s), double power point(s), four wall lights, textured ceiling, feature open fire set in brick built surround, doorway opening to inner hall.

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



INNER HALLWAY

Fitted carpet, wall light, textured ceiling, carpeted stairs to first floor landing, sliding door to downstairs bathroom, doorway opening to rear lobby.

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



REAR LOBBY

Vinyl flooring, textured ceiling, rear entrance door leading to the rear garden via porch, doorway opening to the kitchen. This area is usable for a storage area / fridge/freezer.

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



KITCHEN

9'6" x 7'0"

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for dishwasher and automatic washing machine, gas and electric point for cooker, replacement PVCu double glazed window to side, vinyl flooring, double power point(s) with exposed beams, wall mounted gas boiler serving heating system and domestic hot water.

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



VIEW OF KITCHEN

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



VIEW OF HOB

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



VIEW OF OVEN

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



REAR PORCH

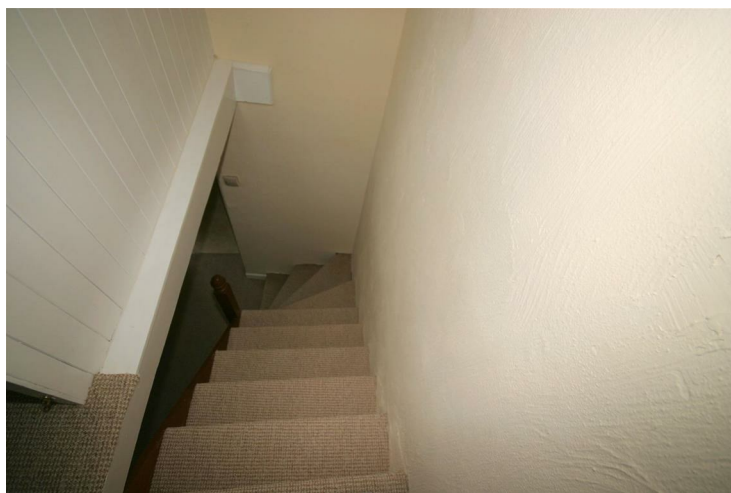
Replacement PVCu double glazed window, pvcu door to rear to garden, vinyl flooring.

FIRST FLOOR

STAIRS

Fitted carpet, doors directly into bedroom 1 & 2.

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



BEDROOM 1

11'0" x 11'0"

Replacement PVCu double glazed window to front, built-in wardrobe(s), single radiator, fitted carpet, double power point(s), textured ceiling, access to loft space.

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



BEDROOM 2

8'2" x 7'0"

Replacement PVCu double glazed window to rear, single radiator, fitted carpet, power point(s), airing cupboard.

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



DOWNSTAIRS BATHROOM

Three piece suite comprising corner panelled bath with hand shower attachment, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, window to rear, vinyl flooring.

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

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.



OUTSIDE

REAR GARDEN

Garden:

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



REAR GARDEN

Small garden area as you come out of the back door, leading to garage & separate garden plot.

Separate Garden Plot.

Located the other side of the two garage visible from the rear of the property.

Enclosed by a low timber fence, circular paved patio area, mature shrub & trees, shed. Garden:

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



ATTACHED OUTHOUSE

9'6" x 7'0"

Attached outhouse. In need & with potential to use as extra accommodation. Currently internal with exposed brickwork, part ceramic flooring, window to side, power point(s), fluorescent strip lighting, access door to outside.

All items currently in the attached outhouse will need to stay there during the tenancy and exiting the property.



Single Garage

16'6" x 8'6"

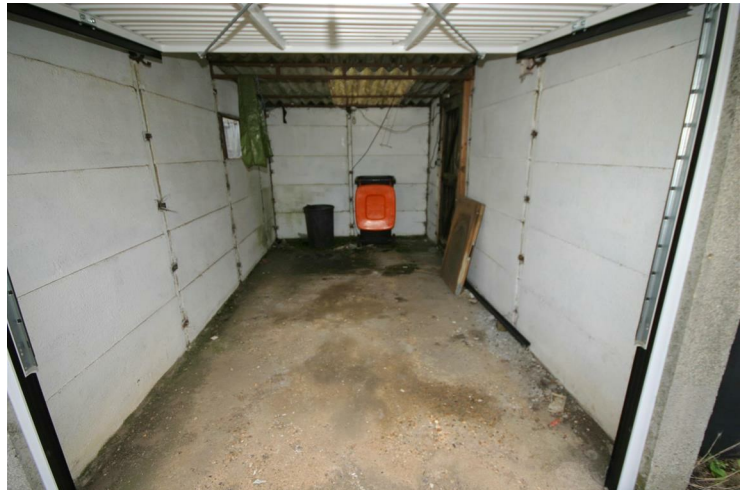
Detached single garage to the side of the property, with newly fitted up and over door.



VIEW OF INSIDE GARAGE

Left neat and tidy as picture illustrates. Should you require larger pictures then these can be emailed on request.

All items currently in the attached outhouse will need to stay there during the tenancy and exiting the property.



KEYS

1 X Front door key

1 X Back door key

1 X Garage key

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:

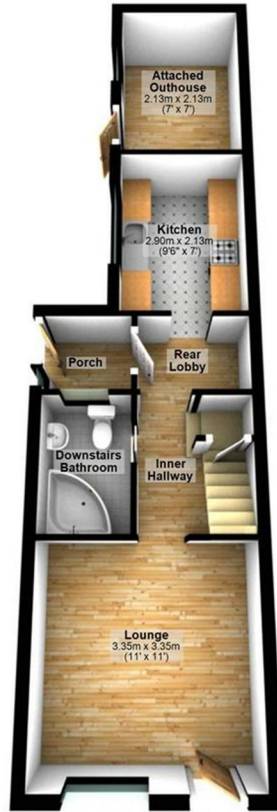
Tenants Printed Name.

Print Name(s):

MISDESCRIPTIONS ACT - Lettings

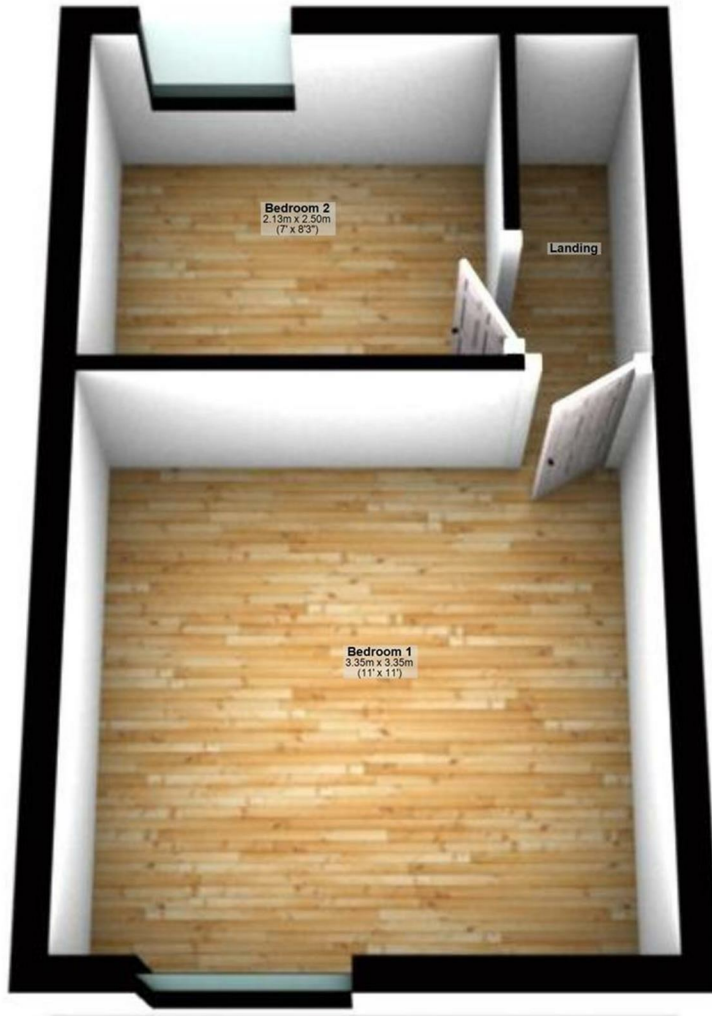
MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All 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. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 55.9 sq. metres (602.1 sq. feet)

First Floor
Approx. 18.7 sq. metres (201.4 sq. feet)



Bedroom 2
2.13m x 2.50m
(7' x 8'3")

Landing

Bedroom 1
3.35m x 3.35m
(11' x 11')

