



Property Consultants

Linking people to properties



£825 PCM
Old School Gardens
Barton-le-clay, Bedford, Bedfordshire

XXXXXX

A very well presented 2 bedroom terrace property located in the popular village of Barton-le-clay. Accommodation comprises: Entrance porch, living room, re-fitted kitchen/diner, landing, 2 good size bedrooms the master with wardrobes, re-fitted family bathroom with shower. Benefits include: Double glazing, modern efficient electric radiator heating, front & rear gardens and off road parking space. Available from 10th November 2017 as Unfurnished.

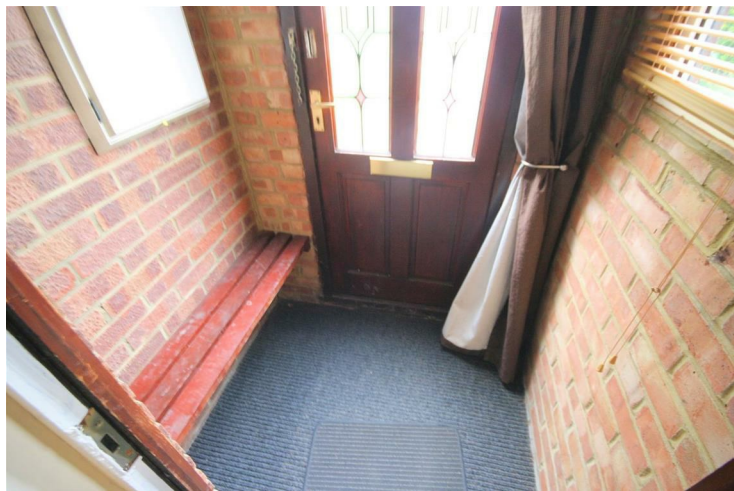
Very Well Presented
2 Bedroom Terrace
Barton Village Location
ReFitted Kitchen/Diner
ReFitted Bathroom
Double Glazing & Electric Heating
Available 10th November 2017
Allocated Parking Space
Unfurnished
Front & Rear Gardens

GROUND FLOOR

ENTRANCE PORCH

Half glazed entrance door, replacement PVCu double glazed window to side, matwell, electricity meter cupboard, door to lounge.

Left clean, tidy & rubbish free. No visible marks to walls or ceilings. The pictures illustrates. Should you require larger pictures then these can be emailed on request.

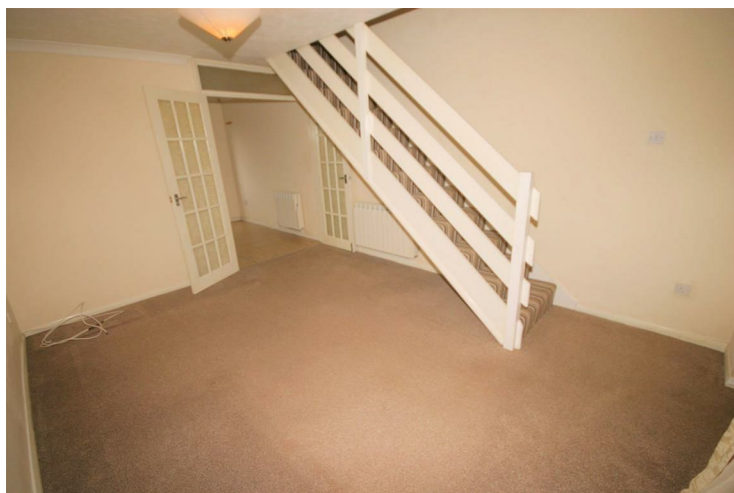


LOUNGE

14'2" x 11'0"

Replacement PVCu double glazed window to front Full length curtains with ple plus blinds, modern efficient electric heating via electric panel radiator, newly fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, carpeted stairs to first floor landing, glazed french double doors to kitchen/diner.

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VIEW OF LOUNGE

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KITCHEN / DINER

11'0" x 10'0"

Newly fitted with a matching range of base and eye level units with worktop space over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and automatic washing machine (clean), newly fitted built-in electric fan assisted oven, newly fitted four ring halogen hob with extractor hood over, replacement PVCu double glazed window to rear with roller blind, modern efficient electric heating via electric panel radiator, ceramic tiled flooring, double power point(s), coving to textured ceiling.

Dining area, half glazed door to garden.



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VIEW OF KITCHEN / DINER

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VIEW OF KICTHEN / DINER

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VIEW OF KITCHEN / DINER

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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.



VIEW OF EXTRACTOR

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



FIRST FLOOR

LANDING

Newly fitted carpet, power point(s), coving to textured ceiling, access to loft space.

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BEDROOM 1

12'8" x 11'2" max

Replacement PVCu double glazed window to front with curtains and pole, two built-in double wardrobes, modern efficient electric heating via electric panel radiator, newly fitted carpet, double power point(s), textured ceiling.

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VIEW OF BEDROOM ONE

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BEDROOM 2

11'5" x 5'6" max

Sealed unit double glazed window to rear, modern efficient electric heating via electric panel radiator, newly fitted carpet, double power point (s), coving to textured ceiling.

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VIEW OF BEDROOM TWO

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FAMILY BATHROOM

Re-fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, sealed unit double glazed window to rear with blind, newly fitted vinyl flooring, wall mounted cupboard, airing cupboard housing prelagged hot water tank.

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VIEW OF BATHROOM

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OUTSIDE

FRONT GARDEN

Central path to front of property with mature flower and shrub side border.



REAR GARDEN

Enclosed by timber panelled fence to rear and sides, graveled patio area with mature shrub to borders, timber garden shed.

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



VIEW OF REAR GARDEN

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



ALLOCATED PARKING SPACE

Allocated parking space to the front.

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.

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):

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.

Ground Floor



First Floor

