



Property Consultants

Linking people to properties



£750 PCM
Hillfoot Road, Shillington
Hitchin, Bedfordshire SG5 3NS

A very well presented 2 bedroom cottage, located in the sought after village of Shillington. Available from 7th January 2018 as unfurnished. Accommodation comprises: Entrance into living room, modern fitted kitchen, re-fitted ground floor bathroom, 2 good size bedrooms, rear courtyard and other offset gardens. Benefits include: Double glazing and gas central heating.

2 Bedroom Cottage
Combined Lounge/Diner
Fitted Kitchen
Ground Floor Bathroom
Gardens
Sought After Location
Gas C-H & Double Glazed
Refurbished Property
Available Straight Away
Offered as Unfurnished

Ground Floor

Entrance

Half glazed entrance door to lounge/diner.

Lounge

11'6" x 11'6"

Window to front with curtains and pole, single radiator, ceramic tiled flooring, TV point(s), power point(s), wall light, textured ceiling, opening to kitchen.

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



View of Lounge

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Fitted Kitchen

11'7" max x 6'2"

Fitted with a matching range of base and eye level units with worktop space over, one & half bowl ceramic sink unit with single drainer, mixer tap and tiled splashbacks, Appliances: dishwasher, brand new built-in electric oven and electric hob, window to rear with roller blind, ceramic tiled flooring, power point(s), textured ceiling, opening to rear lobby. Carpeted stairs to first floor and access to bedrooms.

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View of Kitchen

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Hob

Brand new hob fitted. Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



Oven

Brand new oven fitted. Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



Sink

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



Dishwasher

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



Fridge/Freezer

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



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Rear Lobby

Power point(s), plumbing for automatic washing machine, half glazed door to rear garden.

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Downstairs Bathroom

Recently refitted with three piece suite comprising panelled bath with independent electric shower over with shower, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, replacement PVCu double glazed window to side, single radiator, ceramic tiled flooring.

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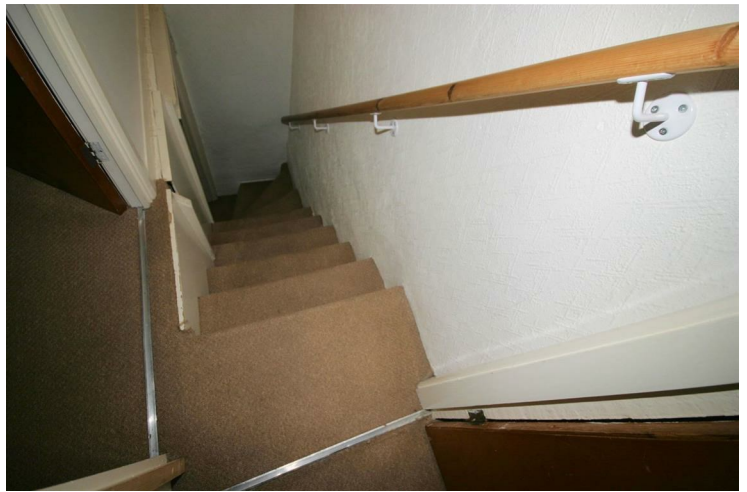
View of Bathroom

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First Floor

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Bedroom 1

11'3" x 10'6"

Window to front with curtains & pole, built-in double wardrobe(s), double radiator, fitted carpet, double power point(s), two wall lights, light shade, access to loft space.

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View of Bedroom 1

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Bedroom 2

8'7" x 8'1"

Window to rear with nets, curtains and pole., single wardrobe(s), single radiator, fitted carpet, double power point(s), light shade, textured ceiling, light shade.

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View Of Bedroom 2

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Outside

Courtyard Garden

Courtyard area outside back door, outside storage barn, right hand access leading to small enclosed lawn area. Side access to front of property.

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



Garden

View of small rear garden area

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



View of Rear Garden Plot

View of Rear garden plot.

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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

Tenancy Start Date:

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

Tenancy Administration Fees

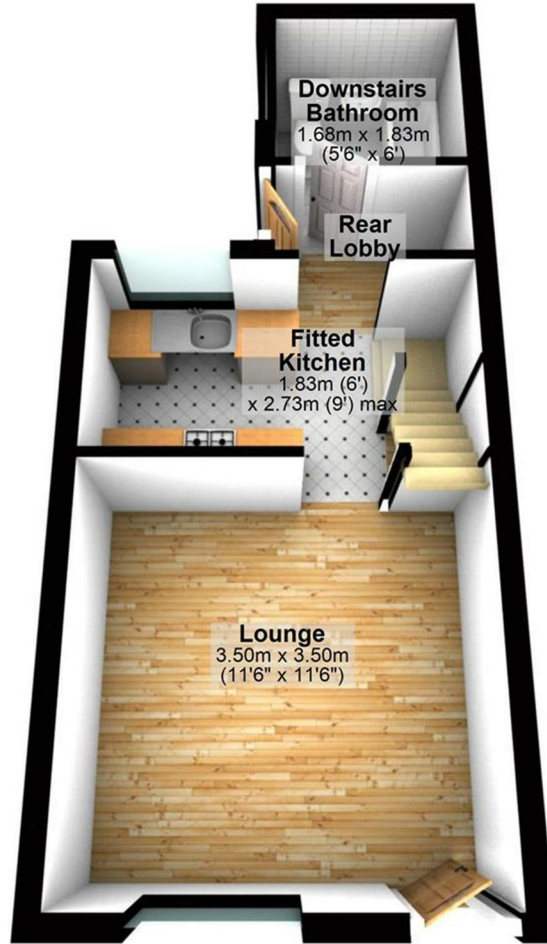
dg Property Consultants standard Tenancy agency fees are as follows. All fees are inclusive of vat at 20% Tenants Immigration & ID Verification Check - £15 per person - paid & carried out prior to tenancy application. Tenancy & Reference Fees are charged at - £300 per property. Additional tenants above 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.

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. 22.5 sq. metres (242.0 sq. feet)



Total area: approx. 42.3 sq. metres (455.0 sq. feet)

First Floor

Approx. 19.8 sq. metres (213.0 sq. feet)

