



Property Consultants

Linking people to properties



£850 PCM
Simpkins Drive
Barton-Le-Clay, Bedford, Bedfordshire

XXXXXX
MUST BE VIEWED!!!!!!!!!!

A immaculate and good size 2 bedroom terrace property located in the popular village of Barton-Le-Clay. Accommodation comprising: Entrance into a good size lounge, refitted kitchen/diner, 2 double bedrooms, family bathroom with shower. Benefits Include: Gas central heating, sealed unit double glazing, 2 x off road parking space, front and rear gardens. Available from 06th January 2018 as unfurnished.

Very Well Presented Property
Sought After Village Location
Good Size Lounge
Refitted Kitchen/Diner
2 Double Bedrooms
Gas Central Heating
Off Road Parking
Private Gardens
Unfurnished
Available As Unfurnished

Entrance

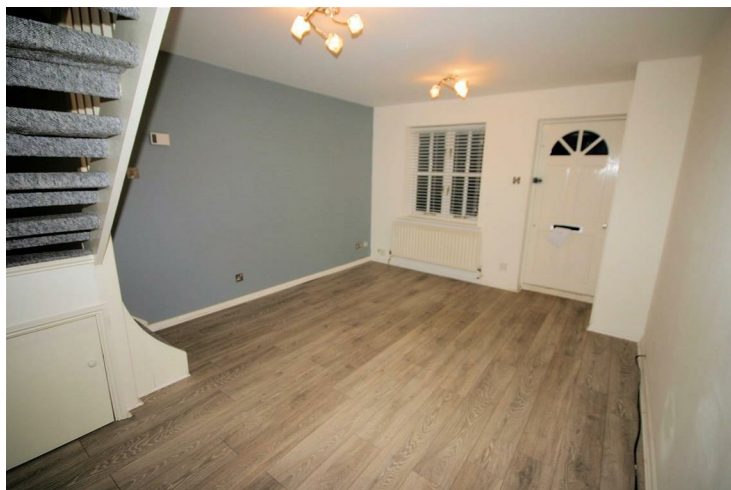
Wooden entrance door straight into the lounge.

Lounge

15'6" x 12'0"

Sealed unit double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, storage cupboard, carpeted stairs to first floor landing, door to kitchen/dining room.

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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Kitchen/Diner

9'0" x 12'0"

Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, dishwasher and automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, sealed unit double glazed window to rear, double radiator, ceramic tiled flooring, double power point(s), textured ceiling, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed patio doors to garden.

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View of Kitchen / 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.



View of Sink

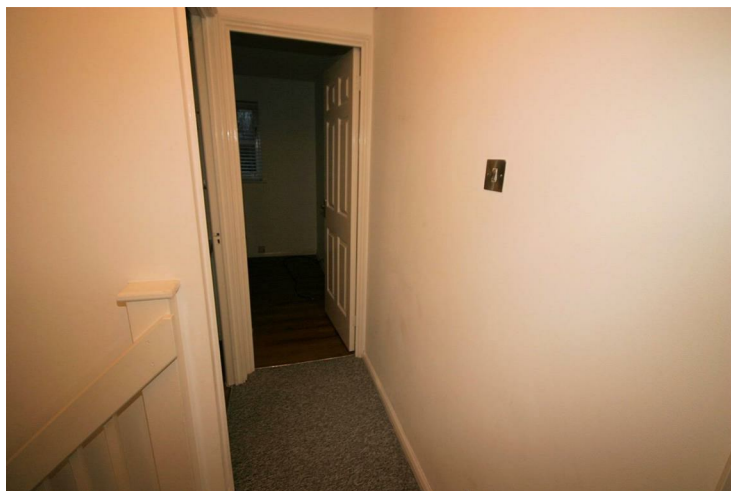
Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



Landing

Fitted carpet, double power point(s), textured ceiling, access to loft space, doors to all first floor rooms.

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View of Stairs

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Bedroom 1

9'0" x 12'0"

Sealed unit double glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

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View of Bedroom 1

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Bedroom 2

9'0" x 12'0"

Two sealed unit double glazed windows to front, single radiator, wooden laminate flooring, double power point(s), textured ceiling.

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View of Bedroom 2

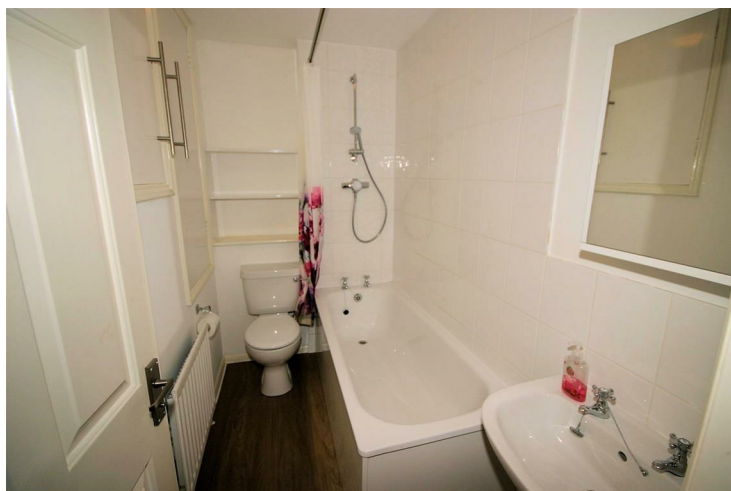
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Family Bathroom

Three piece suite comprising panelled bath with independent shower over, taps and shower curtain rail, pedestal wash hand basin and low-level, tiled splashbacks, extractor fan, single radiator, vinyl flooring, textured ceiling, airing cupboard.

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Outside

Front Garden

Laid to lawn, shrubs to borders. Access via rear path to rear garden.

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

Rear Garden

Enclosed by timber panelled fence, paved patio area, laid to lawn, new garden shed, access to front via rear gate.

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

Allocated Parking Space

2 x Allocated parking space to the front.

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.

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s) Please Print:

Tenancy Date

Date Signed:

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. 27.7 sq. metres (297.9 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 sq. feet)

First Floor

Approx. 27.8 sq. metres (299.3 sq. feet)

