



Property Consultants

Linking people to properties



£1,500 PCM
High Street
Pulloxhill, Bedfordshire MK45 5HB

A substantial detached residence in excellent condition throughout and located in the idyllic Mid Bedfordshire village of Pulloxhill. Accommodation comprising: Entrance hall, large living room, separate dining room, Upvc conservatory, luxury fitted kitchen/breakfast room with integral appliances, utility room, cloakroom, 4 large bedrooms, en-suite bathroom to master plus re-fitted family bathroom. Front & rear gardens, ample off rd pkg and single garage. Available from May 2018 as unfurnished.

Idyllic Village Location
Substantial Detached Home
Lounge & Dining Room
Upvc Conservatory
Kitchen / Breakfast Room
Utility Room & Cloakroom
Gas C - H & Double Glazing
Single Garage & Parking
Unfurnished
Available May 2018

Ground Floor

Storm Porch

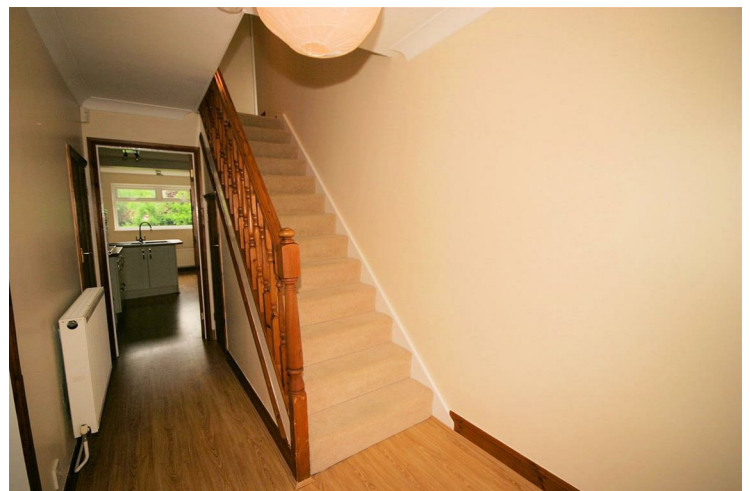
Entrance Hall

Eurocell composite entrance door, replacement PVCu double glazed window to front, double radiator, wooden laminate flooring, double power point(s), coved ceiling, built-in under-stairs storage cupboard, carpeted stairs to first floor landing, door to under-stairs storage cupboard, door to kitchen breakfast room, door to living room. Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated, by the current tenants & Landlords. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Entrance Hall

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Living Room

18'1" x 13'1" max

Replacement PVCu double glazed window to front with curtains & poles, skirting radiators, fitted carpet, TV point(s), double power point(s), two wall lights, coved ceiling with curtains & poles, open fire set in feature timber and cast iron surround, french double doors to dining room. Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated, by the current tenants & Landlords. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Living Room

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View of Living Room

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Dining Room

13'8" x 10'3"

Double radiator, fitted carpet, telephone point(s), double power point(s), dado rail, textured ceiling with curtains & poles, french double door to conservatory, archway opening to kitchen breakfast room.

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View of Dining Room

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UPVC Conservatory

10'10" x 9'0"

Half brick and PVCu double glazed construction with polycarbonate roof, power and lights connected, double radiator, ceramic tiled flooring plus floor rug, PVCu double glazed french double doors to garden.

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View of Conservatory

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Kitchen/Breakfast Room

18'0" x 8'2"

Fitted with a matching range of base and eye level units with worktop space over, one & half bowl polycarbonate sink unit with drainer, stainless steel swan neck mixer tap and tiled splashbacks, replacement PVCu double glazed window to rear, double radiator, wooden laminate flooring, double power point(s), ceiling spotlights, serving hatch to dining Room, door to utility room.

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Kitchen/Breakfast Room

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View of Kitchen/Breakfast Room

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Oven view

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



Top Oven View

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



Bottom Oven View

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



Hob View

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



Extractor Fan

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



Fridge

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



Utility Room

8'0" x 7'5"

Fitted with a matching range of base units with round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, replacement PVCu double glazed window to rear, double radiator, wooden laminate flooring, double power point(s), PVCu double glazed door to garden, door to utility room.

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Cloakroom

Replacement PVCu double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, wooden laminate flooring.

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Study

8'7" x 8'0"

Side aspect window, power points, single radiator, flooring.

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View of Study

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First Floor

Landing

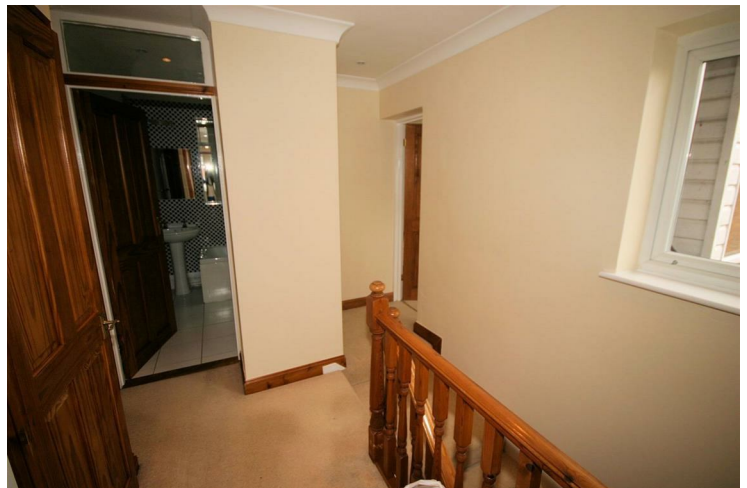
Replacement PVCu double glazed window to side, fitted carpet, coved ceiling with recessed ceiling spotlights, access to loft space, airing cupboard housing, pre-lagged hot water tank, wall mounted gas boiler serving heating system and domestic hot water.

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View of Landing

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Bedroom 1

16'10" x 10'10"

Replacement PVCu double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, TV point(s), double power point(s), coving to textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated, by the current tenants & Landlords. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request. Bed belongs to the current tenants.



View of Bedroom 1

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En-Suite Bathroom

Three piece suite comprising panelled bath with power shower over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, mirrored wall mounted cabinet, replacement PVCu double glazed window to rear with blind, single radiator, ceramic tiled flooring, coving to textured ceiling.

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View of En-suite

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Bedroom 2

12'6" x 11'6"

Replacement PVCu double glazed window to front with curtains and pole, built-in double wardrobe(s) with full-length mirrored folding doors, single radiator, fitted carpet, double power point(s), coved ceiling.

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View of Bedroom 2

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Bedroom 3

19'6" x 8'0"

Replacement PVCu double glazed window to rear with curtains and pole, replacement PVCu double glazed window to front with blind, double freestanding wardrobe(s), two single radiators, fitted carpet, TV point(s), double power point(s), coved ceiling with recessed ceiling spotlights.

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View of Bedroom 3

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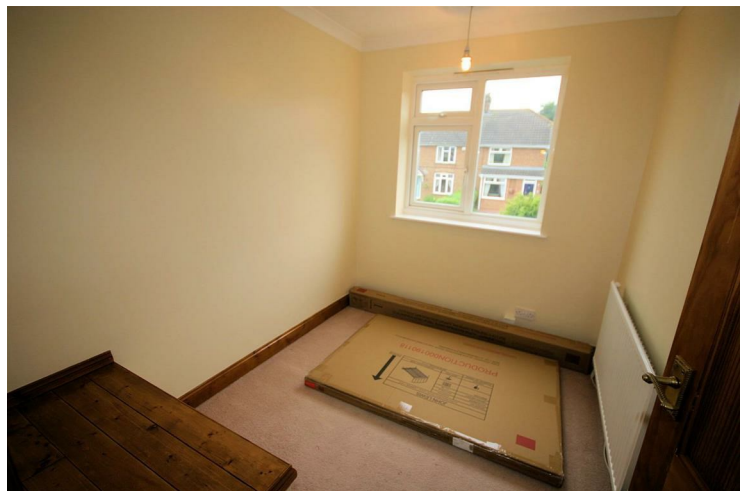


Bedroom 4

8'4" x 7'0"

Replacement PVCu double glazed window to front, single radiator, shelves, fitted carpet, double power point(s), coving to textured ceiling.

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Family Bathroom

Recently refitted with three piece suite comprising panelled bath with power shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, wall mounted mirror, ceramic tiled flooring, coved ceiling with recessed ceiling spotlights, double glazed velux roof window.

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View of Bathroom

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View of Bathroom

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Outside

Front Garden

Dwarf retaining brick wall, gravel driveway to the front leading to garage and providing for two caravans, laid to with mature flower and shrub with trees, gated side access to rear.

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 fence to rear and sides, large paved patio, mainly laid to lawn with mature flower and shrub borders with trees, gated side access to front from both sides, outside security and sensor light.

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



View of Rear Garden

Enclosed by fence to rear and sides, large paved patio, mainly laid to lawn with mature flower and shrub borders with trees, gated side access to front from both sides, outside security and sensor light.

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



Single Garage

Metal up and over door with side personal door, power and light connected, door, 3 x ladders, work bench, wall shelves, dart board.

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



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.

Property Keys

Front Entrance Door: 4 x Keys

Utility Room Door to rear Garden: 2 x Keys

Study Door Key: 1 x Key

Conservatory Door to Rear Garden: 2 x Keys

Side Garage Door: 2 x Keys

Garage Up & Over Door: 2 c Keys

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.



First Floor



