



# Property Consultants

Linking people to properties



## **£995 PCM**

### **Butely Road, Legrave**

### **Luton, Bedfordshire LU4 9EW**

\*dg Property Consultants \* Redecorated Throughout & New Flooring - Ready For Occupation - Call 01582 582-500 A good size and refurbished 3 bedroom semi detached with parking & garage, located on the Top Hill development, walking from Legrave train station, ideal for a commuter. Accommodation comprising: Entrance hall, separate lounge & dining room, fitted kitchen with appliances to use, landing, 3 good size bedrooms and separate bathroom & Wc. Benefits include: Double glazing, gas central-heating, front & rear gardens & single garage. Unfurnished & available straight away

3 Bedroom Semi Detached  
Available From December 15th  
Lounge & Dining Room  
Double Glazed & Gas C - H  
Single Garage  
Unfurnished  
Fitted Kitchen  
Ideal For A Commuter  
Separate Wc & Bathroom  
Enclosed Rear Garden

## Ground Floor

### Entrance Hall

PVCu entrance door incorporating replacement PVCu double glazed window to side, replacement PVCu double glazed window to front, double radiator, wooden laminate flooring, double power point(s), textured ceiling, door to lounge, door to kitchen, under-stairs storage cupboard with fuse box and gas and electricity meters, carpeted stairs to first floor landing. Left clean, tidy & rubbish free.

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.



### Lounge

12'8" x 10'10"

Replacement PVCu double glazed window to front with curtains & pole, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, gas fire with back boiler, opening to dining room.

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### View of Living Room

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## Dining Room

11'0" x 9'3"

Replacement PVCu double glazed window to rear with curtains & pole, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling plus ceiling light, PVCu double glazed door to garden, door to kitchen.

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## View of Dining Room

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## Fitted Kitchen

13'4" x 7'7" max

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, Appliances: fridge/freezer, dishwasher and automatic washing machine, gas cooker, (appliances are left for the tenants to use. But it's to the landlords discretion on whether he wants to repair or replace. The tenants should be prepared to replace them with their own), replacement PVCu double glazed window to side, replacement PVCu double glazed window to rear, wooden laminate flooring, double power point(s), textured ceiling with fluorescent strip, wall mounted gas boiler serving domestic hot water, PVCu double glazed door to garden, built in storage cupboard.



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## View of Kitchen

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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.



### **First Floor**

#### **Landing**

Replacement PVCu double glazed window to side, fitted carpet, power point(s), textured ceiling, access to loft space.

#### **Bedroom 1**

13'0" x 10'9"

Replacement PVCu double glazed window to front with curtains & pole, single radiator, fitted carpet, power point(s), textured ceiling, airing cupboard.

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## Bedroom 2

11'5" max x 9'3"

Replacement PVCu double glazed window to rear with curtains & pole, single radiator, fitted carpet, TV point(s), double power point(s), textured ceiling.

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## Bedroom 3

6'6" x 6'2"

Replacement PVCu double glazed window to front with curtains & pole, single radiator, fitted carpet, double power point(s), textured ceiling, built-in storage cupboard.

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## Bathroom

Two piece suite comprising panelled bath with independent shower over, wash hand basin, full height ceramic tiling to two walls, towel rail, wall mounted mirror, mirrored cabinet, Replacement PVCu double glazed window to rear, single radiator, vinyl flooring, panelled ceiling.

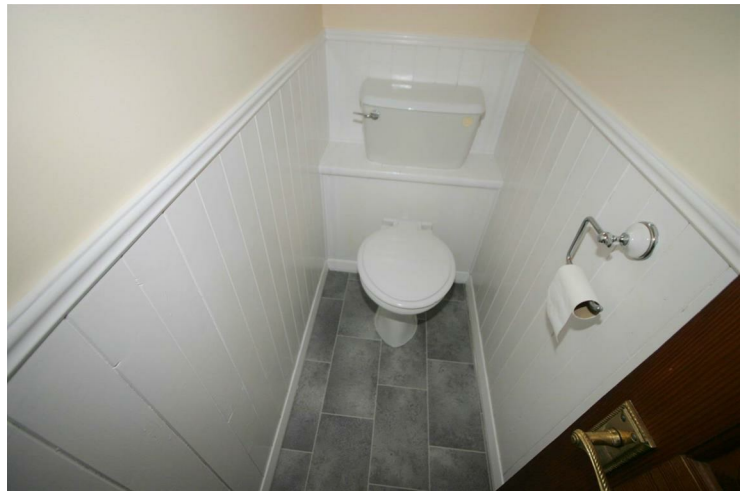
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### Separate Wc

Replacement PVCu double glazed window to rear, low-level WC, vinyl flooring, panelled walls, panelled ceiling with recessed ceiling spotlights.

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### Outside

#### Front Garden

Mainly laid to lawn, tarmac driveway to the side leading to garage and side, providing off road parking for two/three cars, wooden gate to side allowing access to the rear garden.



#### Rear Garden

Mainly laid to lawn, wooden gate to side allowing access to the front.



## Single Garage

17'6" x 8'6"

Detached pre-fabricated single garage with side personal door, side window.

On Exit of the property the garage will be empty apart from the existing items.



## 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



First Floor



