



Property Consultants

Linking people to properties



£1,500 PCM
Foxhill, Bushmead
Luton, Beds LU2 7YR

A spacious and very well maintained 4 bedroom 3 reception room detached residence, located on the sought after Bushmead development. Available February 2019 as unfurnished. Accommodation comprises: Entrance hall, cloakroom, 3 reception rooms plus 18'x10' conservatory, fully fitted kitchen, 4 double bedrooms, 3 x en-suite plus family bathroom, front and rear gardens, ample off road pkg and single garage. Benefits include: Double glazing & gas central heating. Viewing is a must to fully appreciated.

- 4 Bedroom Detached
- 3 Reception Rooms
- 18' X 10' Conservatory
- Fully Fitted Kitchen
- 3 X En- Suite Shower Room
- Cloakroom
- Dble Glzg & Gas C - H
- Superb Condition Throught

Ground Floor

Entrance Hall

PVCu entrance door, single radiator, ceramic tiled flooring, power point(s), coving to textured ceiling, under-stairs storage cupboard, door to living room, door to kitchen.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Cloakroom

Replacement PVCu double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, full height ceramic tiling to all walls, single radiator, ceramic tiled flooring, textured ceiling.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Living Room

15'10" x 12'0"

Replacement PVCu double glazed window to front, single radiator, fitted carpet, telephone point(s), TV point(s), power point(s), dado rail, coving to textured ceiling, stairs, opening to dining room.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



View of Living Room

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Dining Room

12'0" x 9'11"

Fitted carpet, double power point(s), dado rail, coving to textured ceiling, door to kitchen, double glazed patio doors to conservatory.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Conservatory

18'0" x 10'0"

Brick and PVCu double glazed construction with PVCu double glazed windows, vent windows, double glazed polycarbonate roof and power and light connected, double radiator, ceramic tiled flooring, PVCu double glazed patio doors to garden.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Fitted Kitchen

13'4" max x 8'11"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge/freezer, dishwasher, automatic washing machine and cooker, gas and electric points for cooker, replacement PVCu double glazed window to rear, double radiator, ceramic tiled flooring, power point(s), textured ceiling, archway opening to family room.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



View of Grill

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.



Family Room

13'4" x 8'0"

Replacement PVCu double glazed window to rear, double radiator, fitted carpet, TV point(s), power point(s), dado rail, coving to textured ceiling, PVCu double glazed door to garden.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.

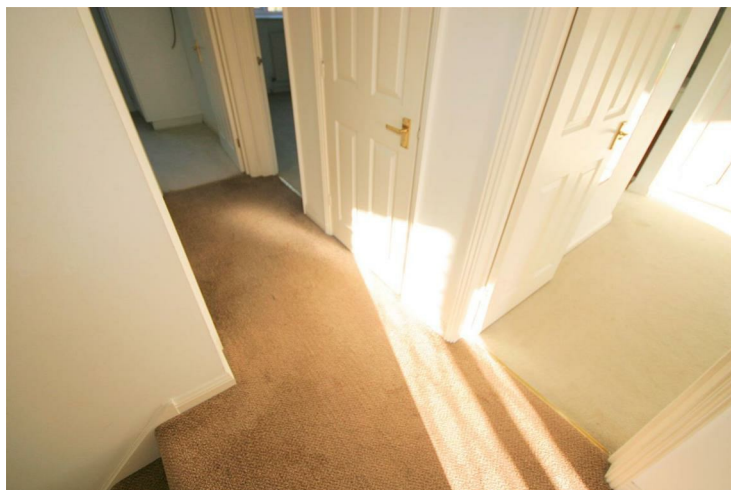


First Floor

Landing

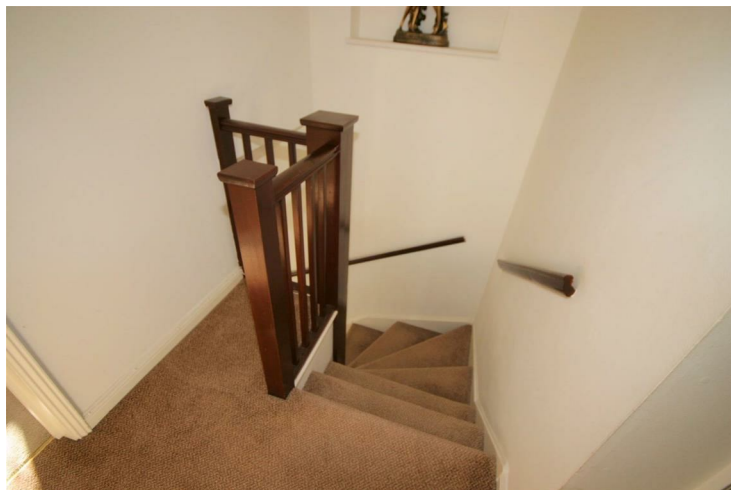
Fitted carpet, power point(s), textured ceiling, access to loft space, airing cupboard housing hot water tank.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



View of Landing

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Bedroom 1

18'0" x 9'0"

Two replacement PVCu double glazed windows to front, two single radiators, fitted carpet, power point(s), textured ceiling, door to en-suite shower room.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



View of Bedroom One

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



En-suite Shower Room

Three piece suite comprising tiled shower cubicle with power shower and glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan full height ceramic tiling to all walls, ceramic tiled flooring, textured ceiling with recessed ceiling spotlight.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Bedroom 2

18'0" x 8'10"

Two replacement PVCu double glazed windows to rear, built-in double wardrobe(s), two single radiators, fitted carpet, double power point(s), textured ceiling, door to en-suite shower room.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



En-suite Shower Room

Three piece suite comprising tiled shower cubicle with power shower and glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, ceramic tiled flooring, textured ceiling with recessed ceiling spotlights.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Bedroom 3

13'0" x 10'0"

Replacement PVCu double glazed window to front, fitted wardrobe(s), vanity and drawers, single radiator, fitted carpet, power point(s), textured ceiling, open plan to:

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



En-suite Shower Room

Two piece suite comprising tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and shaver point, replacement PVCu double glazed window to side, fitted carpet, textured ceiling.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Bedroom 4

11'3" x 9'11"

Replacement PVCu double glazed window to rear, fitted double wardrobe(s) with full-length mirrored sliding doors, fitted carpet, power point(s), textured ceiling.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Family Bathroom

Three piece suite comprising panelled bath with independent shower over and folding glass screen, pedestal wash hand basin and low-level WC, full height ceramic to all walls, extractor fan, shaver point, ceramic tiled flooring with skylight.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



Outside

Front Garden

Driveway to the front leading to garage and side and providing off-road parking, mainly laid to lawn, gated side access to rear.



Single Garden

Single garage with power and light connected, metal up and over door.

Current condition states the garden is neat and tidy and must be returned as it is.



View of Garage

The garage must be empty on exit of the property. As the photo states the garage is currently empty.



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):

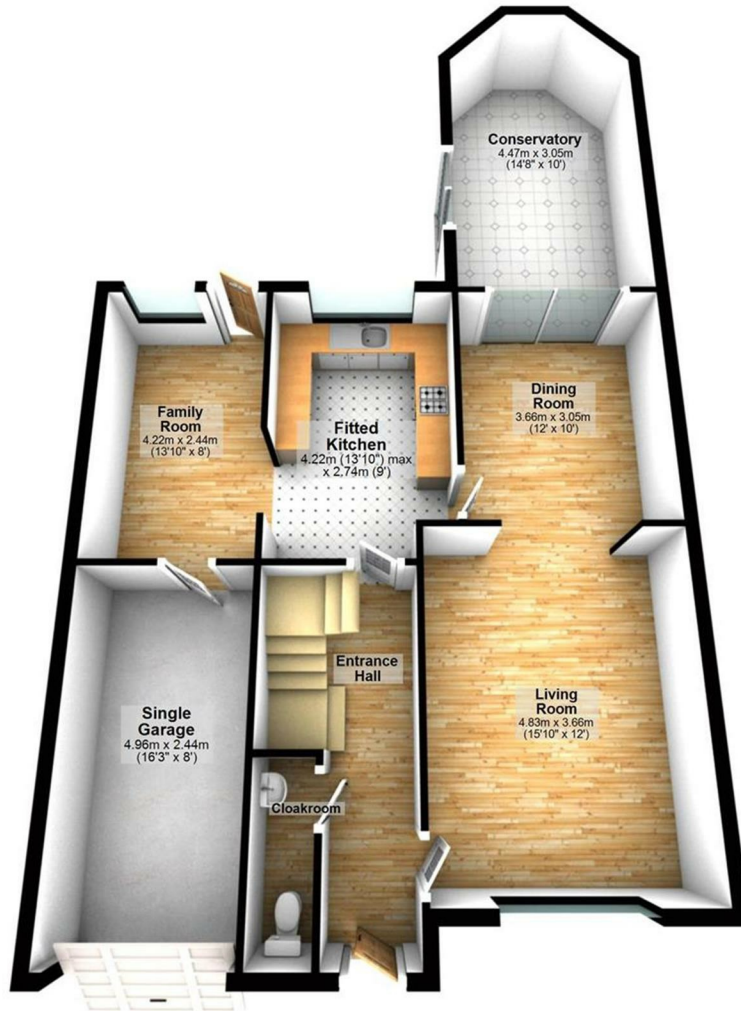
Tenancy Administration Fees

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



