



**DG**  
Property  
Consultants  
Estd. 2000



**£1,600 PCM**  
**17c High Street**  
**Pulloxhill,, Bedfordshire MK45 5HB**

A spacious & well presented detached Barn located in the idyllic Mid Bedfordshire village of Pulloxhill. Accommodation comprising: Entrance hall, large living room, fully fitted kitchen /dining room with built in appliances, downstairs bathroom, 1st floor shower room, 3 bedrooms. Benefits include: Gas central-heating, Contemporary decoration with oak wooden & carpeted flooring, off road parking for 2 vehicles plus court yard & garden. Available straight away as unfurnished.

Superbly Presented Barn  
Large Living Room  
Fitted Kitchen / Diner  
Off Road Parking For 2 Vehicles  
Gas Central Heating  
3 Bedrooms  
Shower Room & Grd Floor Bathroom  
Offered As Unfurnished  
Courtyard & rear Garden  
Available Straight Away



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## Ground Floor

### Entrance Hall

Wooden entrance door, double radiator, Newly fitted oak wooden flooring, double power point(s), carpeted stairs to first floor landing, doors to living room, kitchen/diner and ground floor bathroom, light shade.

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.



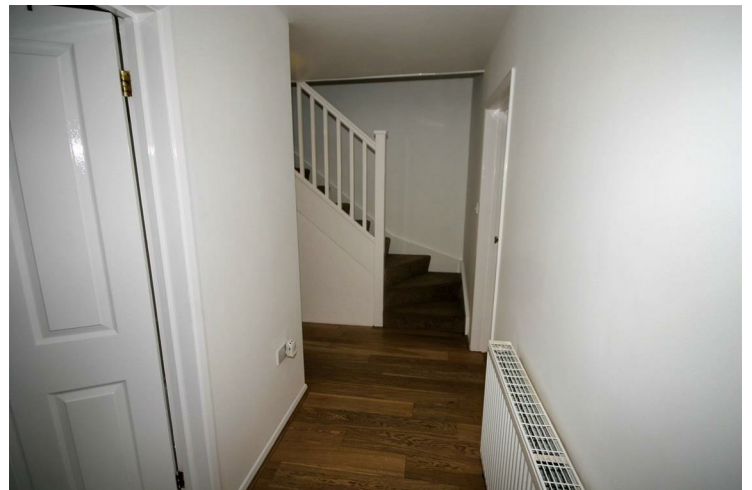
### View of Entrance Hall

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### View of Entrance Hall

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### **Downstairs Bathroom**

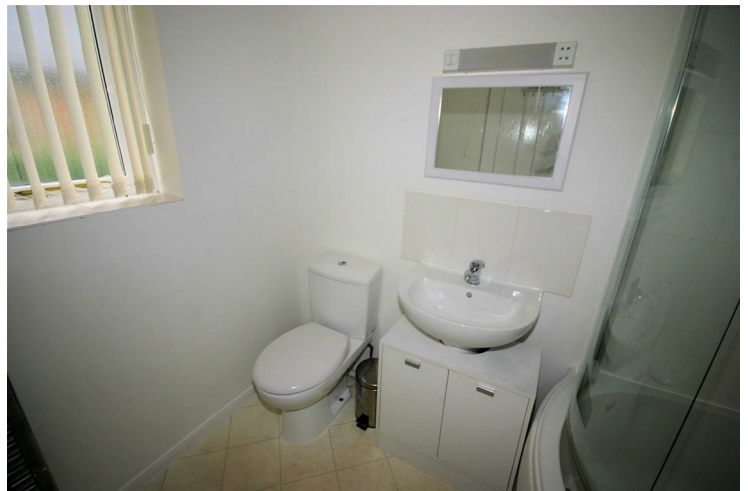
Recently refitted with three piece suite comprising panelled bath with independent shower over and with glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, chrome heated towel rail, extractor fan, shaver point and light, sealed unit double glazed window to side with vertical blinds, newly fitted vinyl flooring, light shade

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### **View of Downstairs Bathroom**

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### **Living Room**

14'6" x 14'6"

Sealed unit double glazed window to side with vertical blinds, two double radiators, newly fitted oak wooden flooring, TV point(s), double power point(s), two wall lights, double glazed french double doors to garden, light shade.

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### **View of Living Room**

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### **View of Living Room**

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### **Kitchen/ Diner**

14'6" x 11'0"

Fitted with a matching range of base and eye level units with round edged worktops over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic. Appliances: washing machine, fridge/freezer, dishwasher and freestanding cooker, electric with extractor hood over, sealed unit double glazed window to front with vertical blinds, sealed unit double glazed window to side with vertical blinds, double radiator, newly fitted vinyl flooring, double power point(s), wall mounted gas combination boiler serving heating system and domestic hot water, light shades.

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### **View of Kitchen / Diner**

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### **View of Kitchen/Diner**

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### **View of Kitchen Sink**

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



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### **View of Oven**

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



### **View of Hob**

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### **View of Top Oven**

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### **View of Main Oven**

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



### **View of Extractor Fan**

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



### **View of Dishwasher**

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### **View of Dishwasher**

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### **View of Washing Machine**

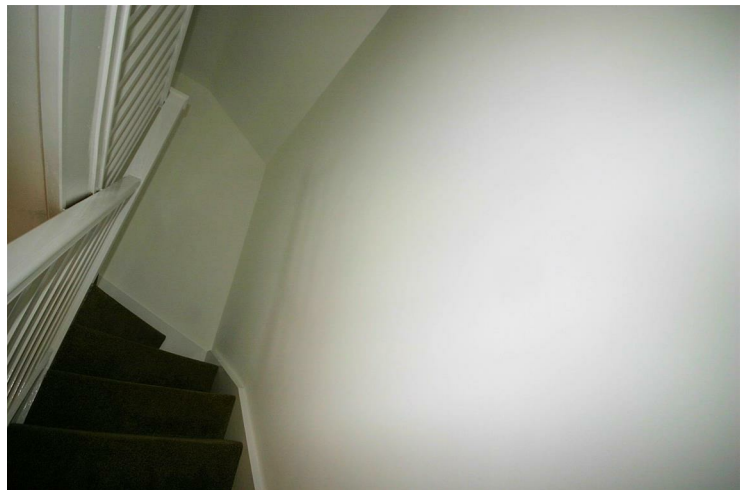
Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### **First Floor**

#### **View of Stairs**

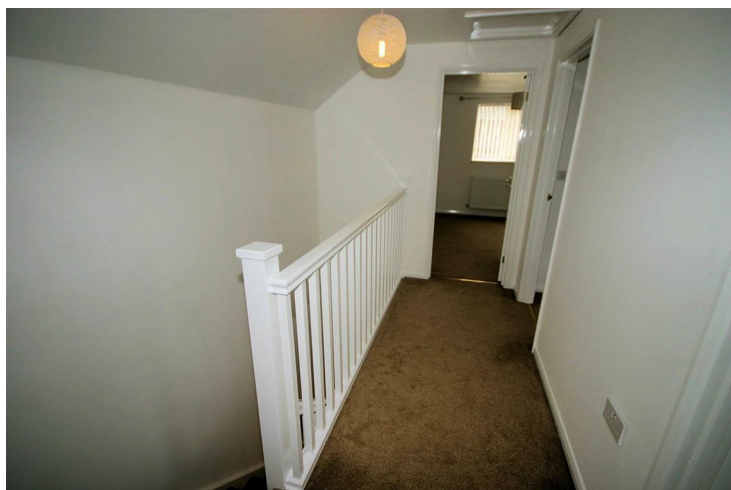
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## Landing

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## Bedroom 1

15'0" x 14'7"

Sealed unit double glazed window to rear with vertical blinds, fitted wardrobes, double radiator, newly fitted fitted carpet, telephone point(s), TV point(s), double power point(s), light shade.

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## View of Bedroom One

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## Bedroom 2

14'6" x 11'0"

Sealed unit double glazed window to front with vertical blinds, double radiator, newly fitted carpet, double power point(s), light shade.

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## View of Bedroom 2

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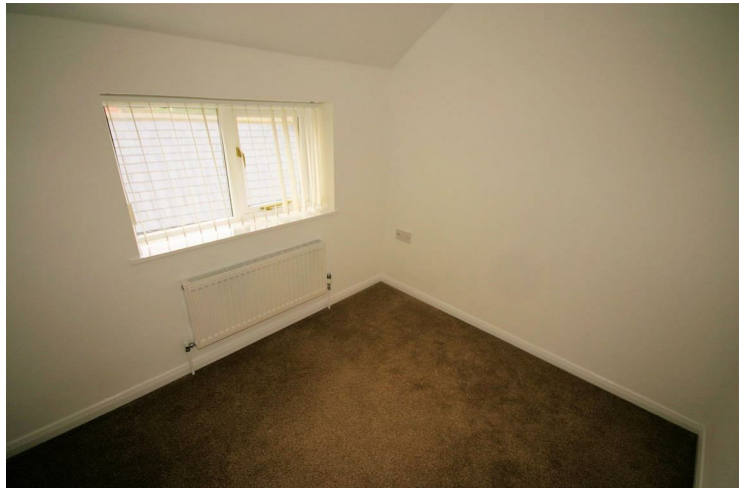


## Bedroom 3 / Study

8'0" x 7'3"

Sealed unit double glazed window to side with vertical blinds, single radiator, radiator, newly fitted carpet, double power point(s), light shade.

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### Shower Room

Three piece suite comprising tiled shower with power shower and glass screen, pedestal wash hand basin, low-level WC, chrome heated towel rail, extractor fan, shaver point and light, sealed unit double glazed velux window to side, newly fitted vinyl flooring, light shade.

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### View Of Shower Room

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### Outside

#### Frontage & Parking Spaces

Frontage with off 2 x road parking spaces to private driveway. Access via side to rear courtyard area.

Two parking spaces in front of Ban. Please do not park between the Barn & the property next door as this belongs to 17 High Street.



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## Courtyard

Paved and enclosed courtyard. Left tidy, the picture illustrates.

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

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



## View Of Rear Garden

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



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## Garden Covered Area

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



## Keys

- 2 x Front Door Keys
- 1 x French Door Keys
- 1 x Rear Garden Door Key From Courtyard
- 1 X Gate Key
- 1 X Letter Box Key
- 1 x Window Key

## 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):



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## **Tenant(s) Application**

Tenant(s) Applications:

Once you have found a suitable property to rent and all has been agreed, you will be required to complete our tenant(s) application form, which need to be completed individually and submitted with supporting documentation as follows.

Photo ID: A valid Passport or ID Card (None UK or EU residences a residence card or valid Visa will be required)

Proof of Residence: A current utility bill.

Employment Details: Employment payment records (payslips or a P60).

Bank Statements: 6 Months bank statements (showing income & regular rental payments).

dg Property Consultants will not be unable to withdraw the property from the market until the completed application along with supporting documentation and the holding deposit has been received.

Right to Rent checks, Credit Checks/Searches and References:

These are all carried out by a professional referencing company, including previous landlord/letting agent references, current employment references and analysis of bank statements.

In the event of a Guarantor being required, the same reference procedure above will apply.

Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

## **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.

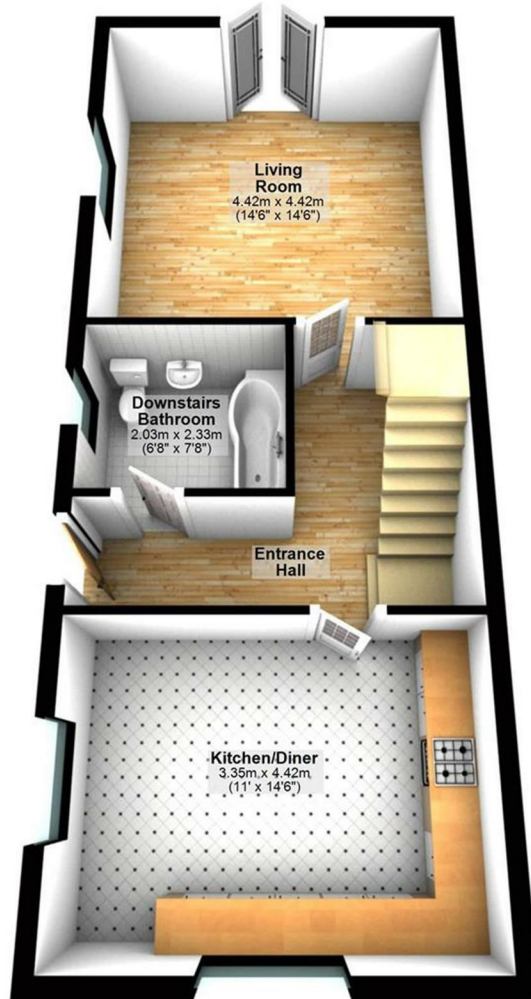


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Ground Floor



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First Floor







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