



Property Consultants

Linking people to properties



£1,300 PCM
Tennyson Road
Luton, Bedfordshire LU1 3RP

*dg Property Consultants * A superbly presented, refurbished 4 bedroom detached property, located in the sought after South Luton / Stockwood Park area. Accommodation comprises: Entrance hall, cloakroom, large lounge and separate dining room, modern fitted kitchen/breakfast room, landing, 4 good size bedrooms, 4 piece family bathroom with shower cubical. Benefits include: Gas central heating, double glazing, front & rear gardens, ample off road parking plus double length garage. Available straight away as unfurnished. Viewing is a must!

4 Bedroom Detached
Two Good Size Receptions
Modern Fitted Kitchen + Appliances
Double Glazed Throughout
Modern Cloakroom
Double Length Garage
Gas Central Heating
Modern 4 Piece Bathroom
Good Size Private Rear Garden
Available Straight Away

Ground Floor

Entrance Hall

Single radiator, Amtico flooring, double power point(s), smoke detector, phone point, carpeted stairs to first floor landing, door, kitchen breakfast room, door to lounge, door to cloakroom & garage.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



Cloakroom

Two piece suite comprising, vanity wash hand basin in vanity unit with cupboards under and low-level WC, tiled splashbacks, Amtico flooring with recessed ceiling spotlight.

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Kitchen/Breakfast Room

13'6" x 9'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, under counter fridge and freezer, dishwasher and automatic washing machine, (free standing appliances are there for the tenants to use, but should they break down, then they should replace them with their own), built-in electric oven, four ring induction hob with extractor hood over, uPVC double and triple glazed window to front, also vertical blinds, Amtico flooring, double power point(s), textured ceiling, wall mounted concealed gas boiler with heating timer control, uPVC double glazed door to side of property, door dining to room.

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View of Kitchen/Breakfast Room

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View of Extractor Fan

Appliance: Left thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



View of Hob

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View of Oven

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View of Fridge/Freezer

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Lounge

16'6" x 12'0"

Double radiator, fitted carpet, TV point(s), double power point(s), uPVC double glazed patio doors to rear to garden, with full length remote control curtains, double doors to dining room.

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View of Lounge

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View of Lounge

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Dining Room

13'0" x 10'4"

Double radiator, fitted carpet, double power point(s), uPVC double glazed patio doors to garden, double doors opening to lounge.

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View of Dining Room

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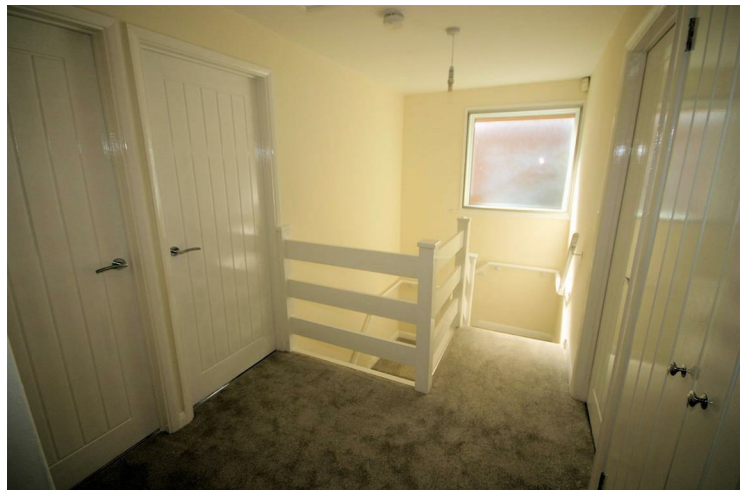


First Floor

Landing

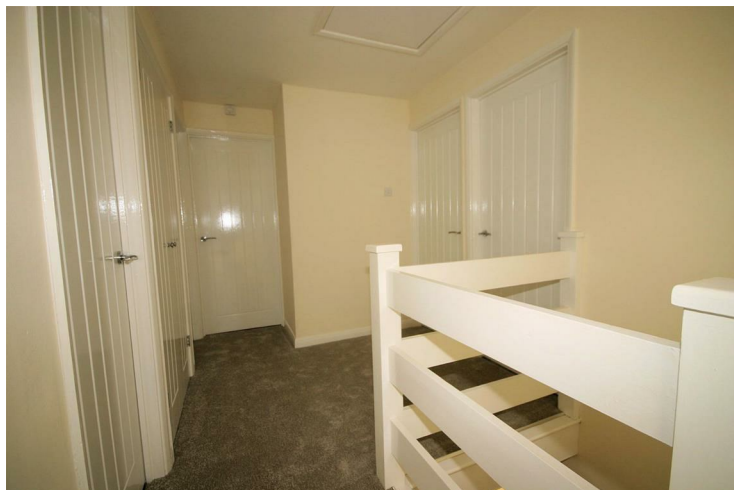
UPVC double & secondary glazed window to side, fitted carpet, power point(s), access to loft space, double door to airing cupboard, access to all first floor rooms.

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View of Landing

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Bedroom 1

12'0" x 11'10"

UPVC double and secondary glazed window to rear; with curtain and pole, window to front, single radiator, fitted carpet, double power point(s).

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Bedroom 2

12'0" x 10'6"

UPVC double and secondary glazed window to rear; with curtains and pole, single radiator, fitted carpet, double power point(s).

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View of Bedroom 2

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Bedroom 3

7'0" x 9'0"

UPVC double and secondary glazed window to front with curtain pole, also vertical blinds, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s).

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View of Bedroom 3

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Bedroom 4

7'0" x 9'5"

UPVC double and secondary glazed window to front with curtains and pole, also vertical blinds, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s).

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View of Bedroom 4

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Family Bathroom

Modern four piece suite comprising panelled bath, pedestal wash hand basin, double recessed tiled shower cubicle with power shower and sliding glass screen, low-level WC, uPVC double and secondary glazed window to side, also vertical blinds, vinyl flooring.

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View of Family Bathroom

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Outside

Front Garden

Front drive offering off road parking for 3 vehicles, front lawn, mature shrubs and trees, side gate allowing access to the 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 fencing, large paved patio area, side borders with mature shrubs, outside sheds, side access to the front via side passage.

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

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

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



Double Legth Garage

24'6" x 8'0"

Integral attached garage with side personal door plus personal door the house, power and light connected, remote-controlled roller shutter door.

Garage: Left neat and tidy as season presents. 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.

Tenancy Date

Tenancy Start Date:

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

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.

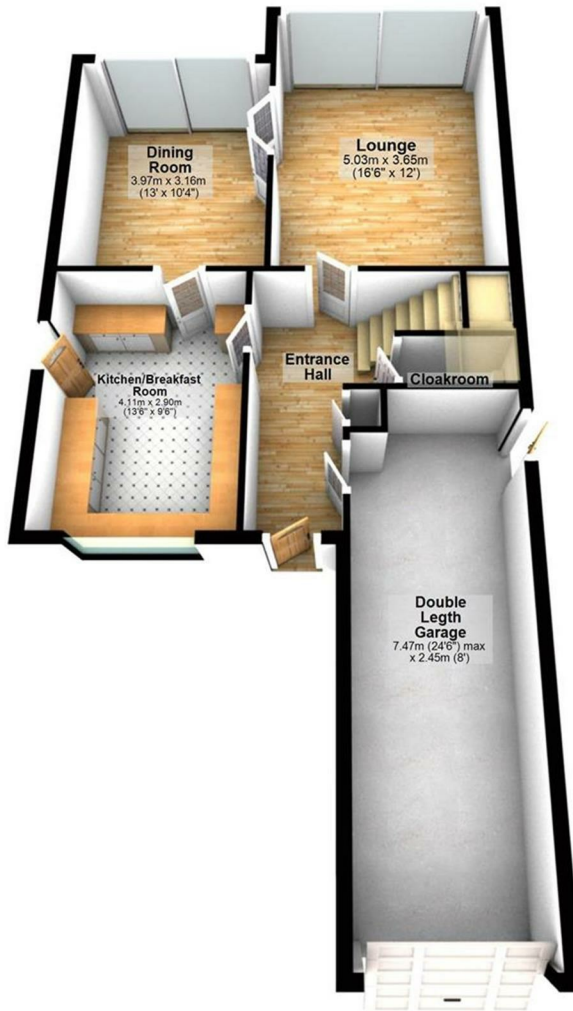
In the event of a Guarantor being required, the same reference procedure above will apply.

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.

Ground Floor



First Floor



