



Property Consultants

Linking people to properties



£1,600 PCM

Westmorland Avenue, Limbury

Luton, Bedfordshire LU3 2PU

A very spacious 5 bedroom detached Bungalow located in Limbury, ideally positioned for a commuter (Legrave Station). Accommodation comprising: Entrance hall, two large reception rooms 17'x13' lounge & separate & 19" x 15' 10" dining room, fitted 17' x 11' Kitchen/breakfast room, 5 double bedrooms the master with en-suite wet room, family bathroom, frontage with ample off road parking & enclosed rear garden plus double width garage. Benefits include: Gas central heating. Available from 22nd November as unfurnished.

Detached Bungalow
5 Double Bedrooms
2 Large Reception Rooms
Large Kitchen/Breakfast Room
En-suite Wet Room
Available Straight Away
Unfurnished
Garage & Ample Off Rod Parking
Private Rear Garden
Gas Central Heating

Ground Floor

Entrance Hall

Window to front, single radiator, fitted carpet, telephone point, power point(s), coving to textured ceiling, access to loft space, double french double door, dining room, door to dining room.

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. The carpets have been professionally cleaned and should be the same on exiting the property. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Entrance Hall

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Dining Room

15'10" x 19'0"

Double radiator, fitted carpet, TV point, TV point(s), double power point(s), ornamental plate rack, textured ceiling, double glazed patio doors to garden, double doors, lounge, opening kitchen breakfast room, archway opening to inner lobby's, door to bedroom 5 & kitchen/breakfast room.

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View of Dining Room

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Lounge

13'0" x 17'0"

Secondary glazed window to front, feature inglenook open fireplace with tiled hearth, wood burning and brick chimney breast, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling.

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View of Lounge

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View of Fireplace

Cleaned and tidy and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free.



Kitchen/Breakfast Room

17'0" x 11'0"

Fitted with a matching 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, fridge/freezer, plumbing for automatic & space for a washing machine, double range gas cooker, extractor hood over, secondary glazed window to rear, secondary glazed window to side, ceramic tiled flooring, double power point(s), seven recessed ceiling spotlights.

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View Kitchen / Breakfast Room

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View Kitchen / Breakfast Room

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View of Sink

Appliances & Sink: 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 Extractor Fan

Appliances & Sink: 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

Appliances & Sink: 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 Ovens

Appliances & Sink: 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.



Inner Hallway

Single radiator, fitted carpet, double power point(s), textured ceiling, doors to bedroom 1 & 2 plus family bathroom.

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Bedroom 1

13'0" x 12'0"

Replacement uPVC double glazed window to side, fitted wardrobe(s), single radiator, fitted carpet, TV point(s), double power point(s), textured ceiling, door to en-suite wet room.

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View of Bedroom 1

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Wet Room

9' x 4'6"

Three piece suite comprising wash hand basin, recessed tiled double shower area with fitted electric power shower, low-level WC, wall mounted mirror, shaver point and light, replacement uPVC double glazed window to side with vertical blinds, single radiator, ceramic tiled flooring, textured ceiling.

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View of Wet Room

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Bedroom 2

11'0" x 9'0"

Replacement uPVC double glazed window to side with vertical blinds, single radiator, fitted carpet, double power point(s), textured ceiling.

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Family Bathroom

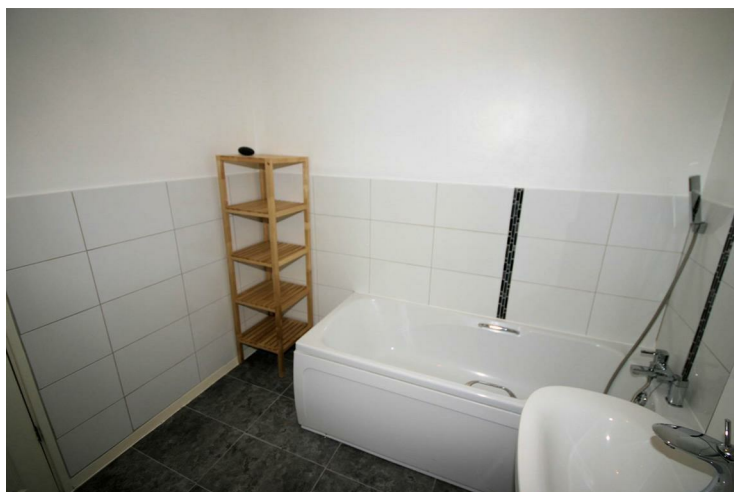
Three piece suite comprising panelled bath with hand shower attachment over and shower curtain rail, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, single radiator, vinyl tiled flooring, textured ceiling.

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View of Family Bathroom

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Inner Hallway

Fitted carpet, textured ceiling, two built-in storage cupboard, doors to bedroom 3 & 4.

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Bedroom 3

12'0" x 11'7"

Double secondary glazed window to rear, single radiator, fitted carpet, double power point(s), textured ceiling.

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Bedroom 4

8'8" x 11'4"

Double secondary glazed window to rear, single radiator, wood block flooring, double power point(s), coving to textured ceiling.

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View of Bedroom 4

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Bedroom 5

13'0" x 7'10"

Secondary glazed window to front, single radiator, fitted carpet, double power point(s), textured ceiling.
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Outside

Rear Garden

Enclosed rear garden, laid to lawn with patio area, shrubs and mature trees to sides, personal door to garage, side access to front of property.
Gardens: Left neat and tidy as season presents. This will be tidied up once the weather improves, then left on exiting as it's presented. Should you require larger pictures then these can be emailed on request.



View of Rear Garden

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View of Rear Garden

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Double Width Garage

Garage: Half of the double width garage can be used, the landlord has belongings stored, personal door to rear garden, power & lighting connected.

Garage: should be left as the picture presents.



Inside View of Garage

Garage: Half of the double width garage can be used, the landlord has belongings stored, personal door to rear garden, power & lighting connected.

Garage: should be left as the picture presents.



Keys

2 x Keys: Top front door lock

2 x Keys: Bottom front door lock

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



