



Property Consultants

Linking people to properties



£995 PCM
Lynwood Avenue, Stopsley
Luton, Bedfordshire LU2 7TY

dg Property Consultants A good size and refurbished 2 double bedroom detached Bungalow, located in Stopsley village area of Luton, close to local amenities. Accommodation comprises: Entrance porch to entrance hall, combined 22'8" x 10' lounge/diner, kitchen, 2 double bedrooms and modern family bathroom. Frontage & medium sized rear garden, plus off road parking for 2-3 vehicles to front drive. Benefits include: Gas central heating, double glazing. Available straight away as unfurnished.

Detached Bungalow
2 Double Bedrooms
Combined Lounge/Diner
Kitchen
Off Road Parking for 2-3 Vehicles
Available Straight Away
Offered As Unfurnished
Front & Rear Gardens
Sought After Location
Close to Local Amenities

Property Accommodation

Porch

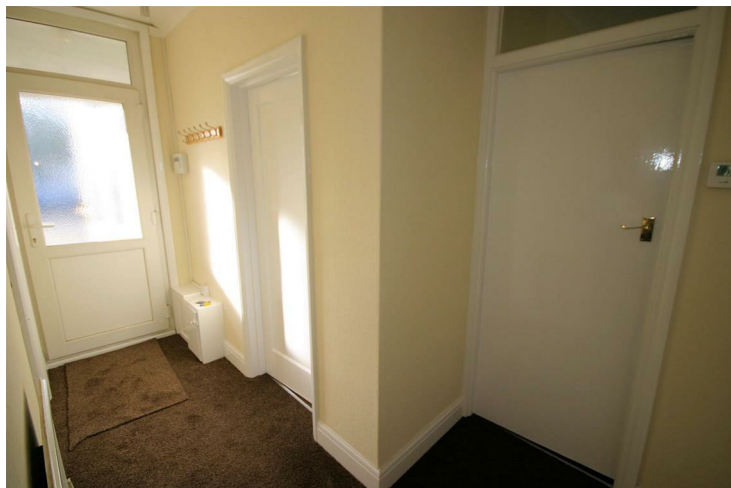
UPVC double glazed entrance door, uPVC double glazed entrance door to entrance hall.

Entrance Hall

12'1" x 3'0"

Single radiator, fitted carpet, double power point(s), coved ceiling, access to loft space, doors to all rooms.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Lounge/Dining Room

22'8" x 10'

UPVC double glazed window to rear, two windows to side, uPVC double glazed window to side, two single radiators, fitted carpet, telephone point, TV point(s), double power point(s), coved ceiling, multi fuel stove burner.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Lounge/Diner

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Lounge/Diner

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Lounge/Diner

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Kitchen

9'1" x 10'8"

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, plumbing and space for automatic washing machine, under counter fridge and freestanding gas cooker, uPVC double glazed window to rear, vinyl flooring, double power point(s), fluorescent strip lighting, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to side of property.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Kitchen

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Kitchen

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



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 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 Grill

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 Oven

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 Fridge

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.



Bedroom 1

12'6" x 12'0"

UPVC double glazed bay window to front, double radiator, double power point(s), picture rail, textured ceiling. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Bedroom 1

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Bedroom 2

10'10" x 10'8"

UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), picture rail, coved ceiling. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Bedroom 2

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Bathroom

Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, uPVC double glazed window to rear.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Bathroom

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Bathroom

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. Recently redecorated: No visible marks to walls, ceiling and internal doors. The flooring is newly fitted and left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Outside

Front Garden & Drive

Mono block front drive, offering off road parking for 32/3 vehicles. 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 rear garden with patio area, outside storage sheds, greenhouse and lean to greenhouse, mature shrubs and plants, laid to lawn, side access to the front. 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.



Keys

- 1 x Front Entrance Door Key
- 1 x Inner Entrance Door Key
- 1 x Side Kitchen Door Key
- 1 x Alarm Fob

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:

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.

Tenants Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

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



