



Property Consultants

Linking people to properties



£1,100 PCM
Dovedale, Warden Hills
Luton, Bedfordshire LU2 7FQ

dg Property Consultants An immaculate 3 bedroom terrace Property located with in the sought after Bushmead/Warden Hills development. Accommodation comprises: Entrance hall, cloakroom, fitted kitchen/breakfast room, lounge/diner, Upvc conservatory, first floor landing, 3 bedrooms the master with an en-suite shower room, modern family bathroom. Benefits include: Gas central heating, double glazing, 2 off road parking spaces and a private rear garden. Available straight away as unfurnished

3 Bedroom Terrace Property
Combined Lounge / Diner
Upvc Conservatory
Fitted Kitchen/Breakfast Room
Cloakroom
En-Suite Shower Room
Off Road Parking for 2 Vehicles
Gas C-H & Double Glazing
Very Well Presented
Available Straight Away

Ground Floor

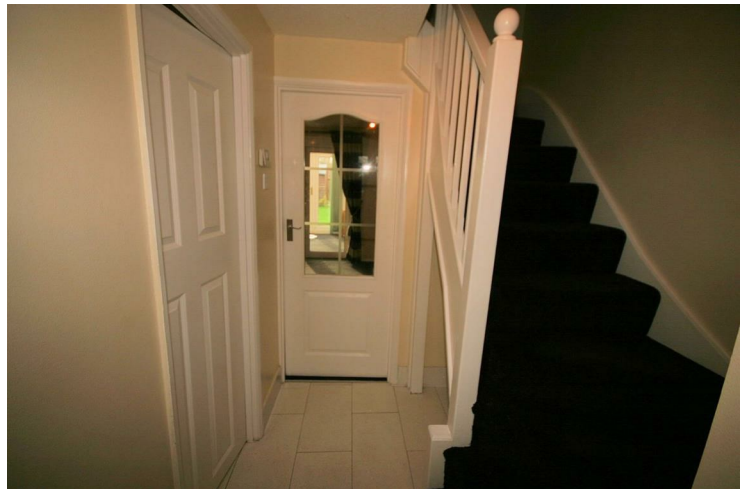
Entrance Hall

Composite Entrance door, single radiator, ceramic tiled flooring, double power point(s), textured ceiling, under-stairs storage area, carpeted stairs first floor landing. 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 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 Entrance Hall

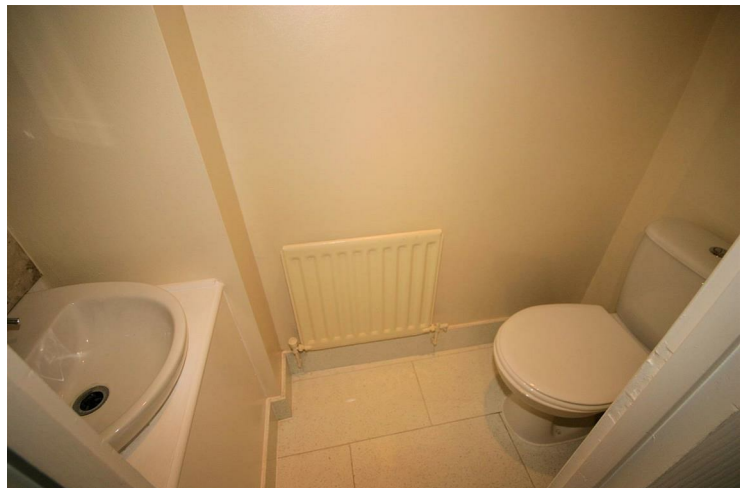
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Cloakroom

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

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View of Cloakroom

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Lounge/Diner

11'6" x 14'6"

Double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, Upvc double french doors to conservatory with curtains & poles. 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 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

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Upvc Conservatory

Half brick and uPVC double glazed construction with ceiling fan and light, two uPVC double glazed windows to rear, two uPVC double glazed windows to side, fitted carpet, power point(s), uPVC double glazed french double door to rear to garden. Vertical blinds to rear windows and doors. 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 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 Conservatory

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Kitchen/Breakfast Room

12'6" x 8'2"

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge/freezer and automatic washing machine and gas cooker with pull out extractor hood over, uPVC double glazed window to front with blinds, single radiator, ceramic tiled flooring, double power point(s), textured ceiling, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

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View of Kitchen/Breakfast Room

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View of 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 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

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View of Freezer

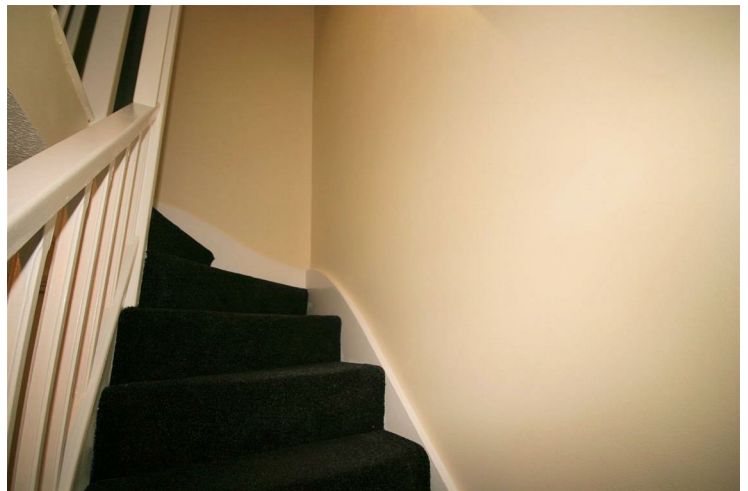
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First Floor

View of Stairs

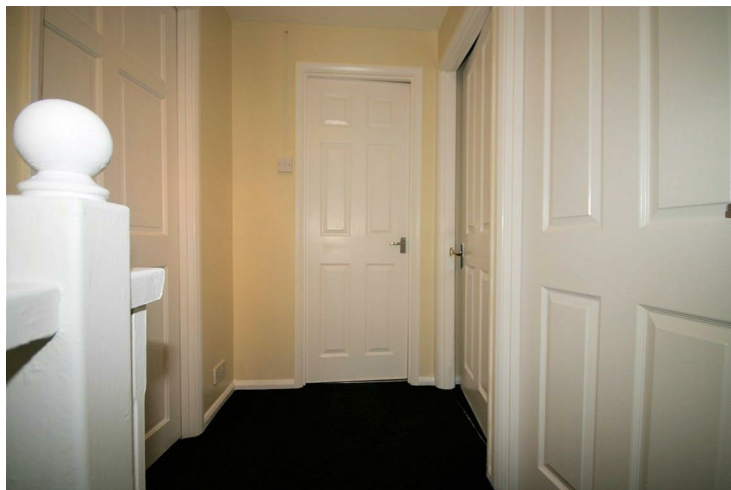
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Landing

Fitted carpet, double power point(s), textured ceiling with smoke detector, access to loft space.

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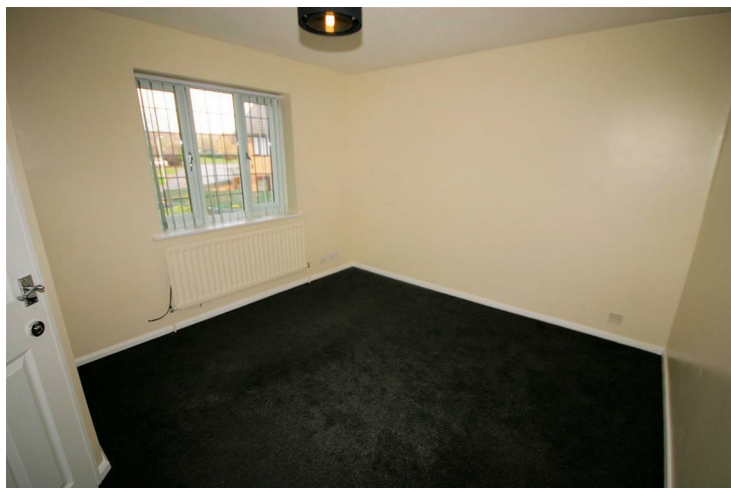


Bedroom 1

10'1" x 11'7"

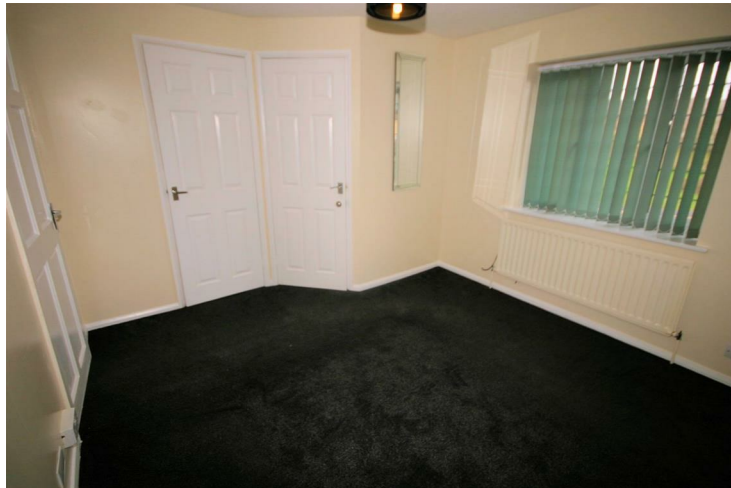
UPVC double glazed window to front with vertical blinds, fitted carpet, double power point(s), storage cupboard, door to en-suite shower room.

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View of Bedroom 1

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En-suite Shower Room

Three piece suite comprising tiled shower cubicle with power shower and glass screen, pedestal wash hand basin, low-level WC, extractor fan, full height ceramic tiling to all walls, uPVC double glazed window to front, single radiator, vinyl flooring, textured ceiling.

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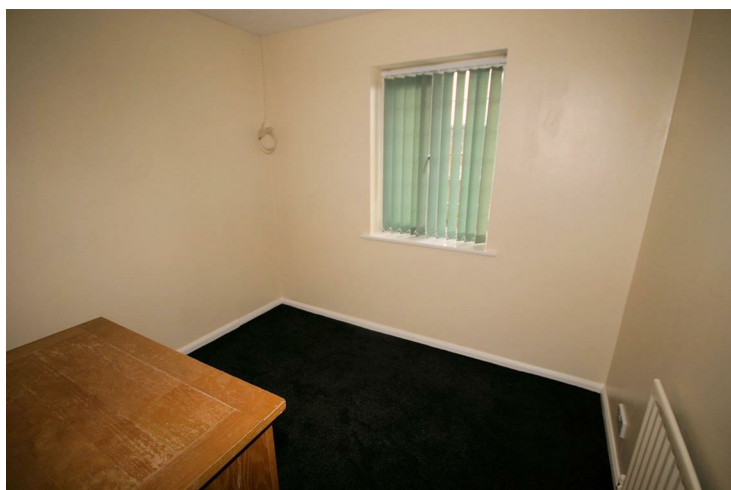


Bedroom 2

9'0" x 8'2"

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

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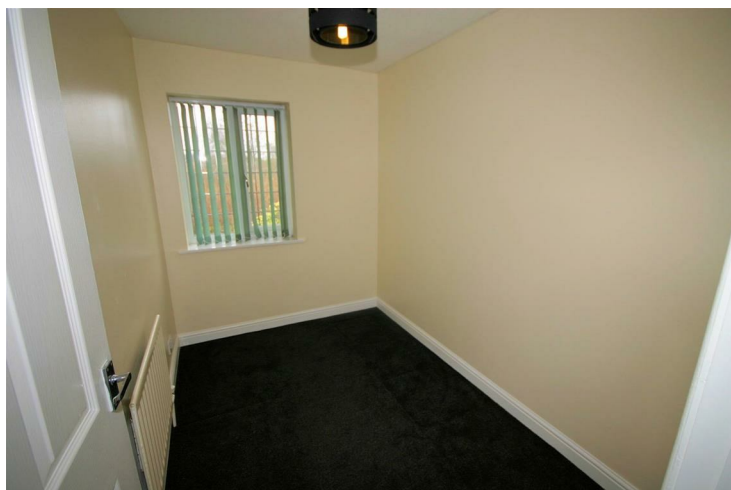


Bedroom 3

9'0" x 6'1"

UPVC double glazed window to rear 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, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, vinyl flooring.

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View of Family Bathroom

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Outside

Frontage + Parking

Front age with off road parking for 2 vehicles.

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 Front of Property

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, patio area, laid to lawn, garden shed, access to the rear via rear garden gate.

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



Property Keys

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.

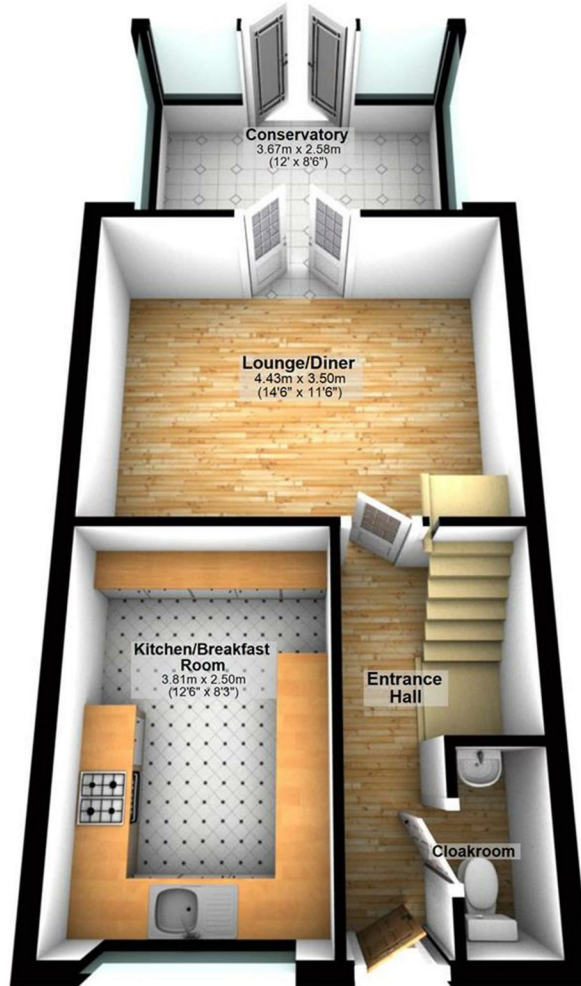
In the event of a Guarantor being required, the same reference procedure above will apply.

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

