



# Property Consultants

Linking people to properties



## **£995 PCM**

### **The Pound**

### **Westoning, Mid-Bedfordshire MK45**

A spacious and refurbished semi detached property, located in sought after Mid Bedfordshire village of Westoning. Accommodation comprising: Entrance hall, separate lounge and dining room, fitted kitchen with built in appliances, 1st floor, 3 good size bedrooms and a separate bathroom and Wc. Benefits include: Gas central-heating, double glazing, completely redecorated & new flooring throughout, front & rear gardens and off road parking areas. Available straight away as unfurnished. Call Team dg on 01582-580500 to view.

- Refurbished Property
- 2 Separate Reception Rooms
- Fitted Kitchen
- 3 Good Size Bedrooms
- Separate Bathroom & Wc
- Front & Rear Gardens
- Off Road Parking Areas
- Unfurnished
- Available Straight Away
- Double Glazed & Gas C-H

## Ground Floor

### Entrance Hall

UPVC double glazed window to front double radiator, newly fitted Amtico flooring, telephone point, double power point(s) with smoke detector, carpeted stairs to first floor landing, uPVC double glazed entrance door, door lounge, door 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 illustrate internal condition. Should you require larger pictures then these can be emailed on request



### Lounge

12'0" x 12'8"

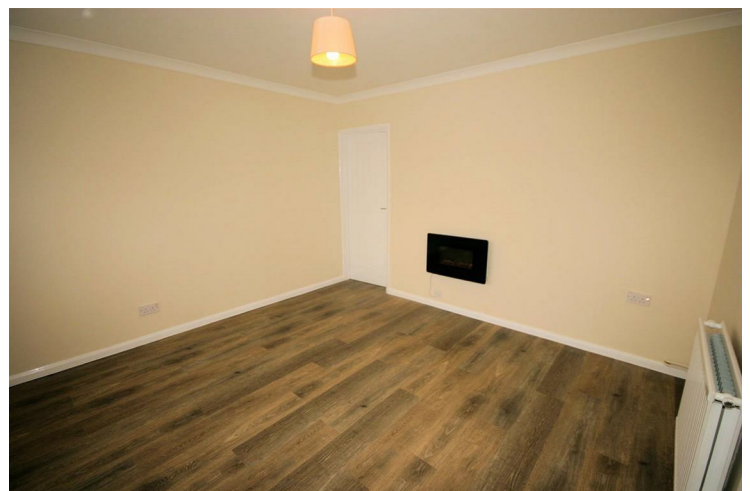
UPVC double glazed window to front with nets, curtains and pole, newly fitted Amtico flooring, cable TV point(s), double power point(s), coved ceiling, wall mounted electric fire, door dining room.

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### View of Lounge

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## Fitted Kitchen

11'7" x 8'2"

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, fridge and automatic washing machine, built-in electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to rear with roller blind, newly fitted Amtico flooring, double power point(s) with fluorescent strip, wall mounted concealed gas boiler serving heating system and domestic hot water, uPVC double glazed door to rear to garden with roller blind, door, dining room.



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## View of Kitchen

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### **View of Kitchen**

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### **View of Extractor Head**

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.



### **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 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 Washing Machine**

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.

## Dining Room

10'6" x 10'6"

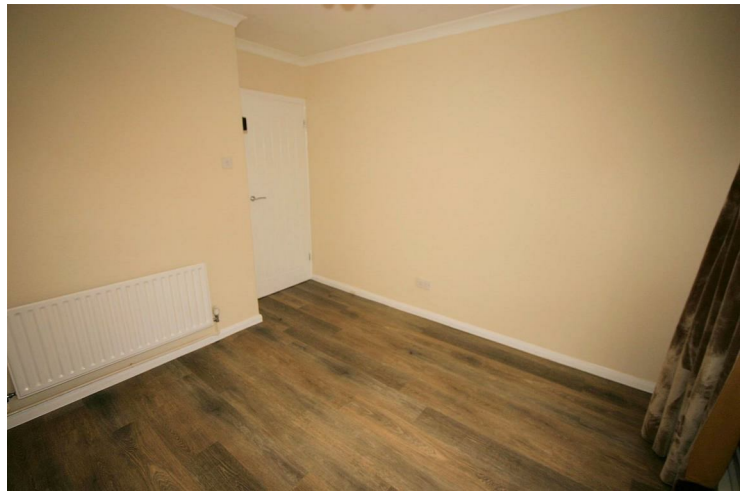
UPVC double glazed window to rear with, curtains and pole, single radiator, newly fitted Amtico flooring, power point(s), coved ceiling.

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## View of Dining Room

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## First Floor

### Landing

Fitted carpet, power point(s), access to loft space, airing cupboard.

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## Bedroom 1

12'7" x 12'8"

UPVC double glazed window to front with nets, curtains and pole, single radiator, newly fitted carpet power points.

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## Bedroom 2

10'7" x 12'8"

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

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### **View of Bedroom 2**

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### **Bedroom 3**

7'4" x 7'10"

UPVC double glazed window to front with nets, curtains and pole, single radiator, newly fitted carpet, double power point(s), door to:

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### **View of Bedroom 3**

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## Family Bathroom

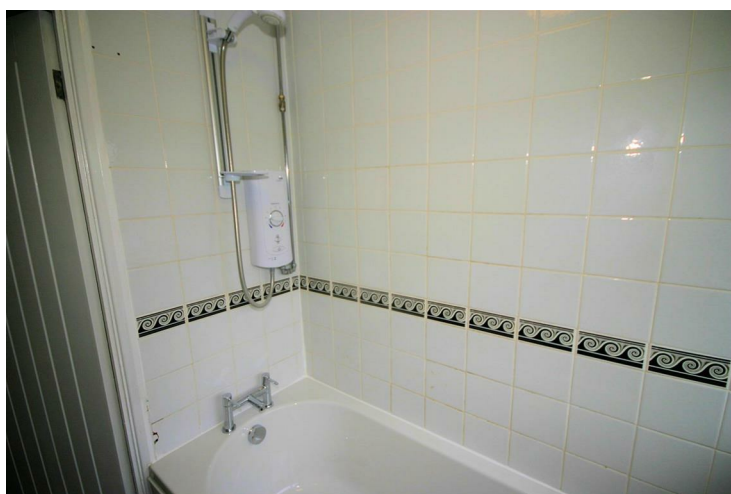
Two piece suite comprising panelled bath with independent electric power shower over and curtain rail and pedestal wash hand basin, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to rear with roller blind, newly fitted vinyl flooring, double power point(s).

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## View of Bathroom

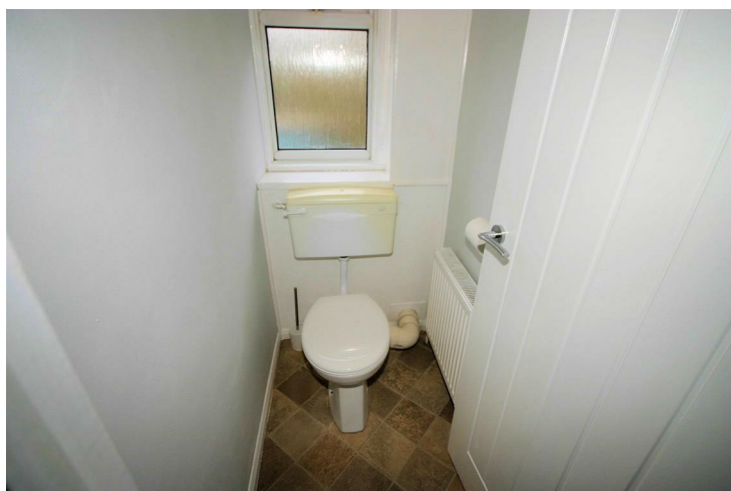
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## Separate WC

UPVC double glazed window to rear, low-level WC, double radiator, vinyl flooring.

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## Outside

### Front Garden

Lawn, borders with mature shrubs, small hedge, side 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.



### View of Front Garden

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



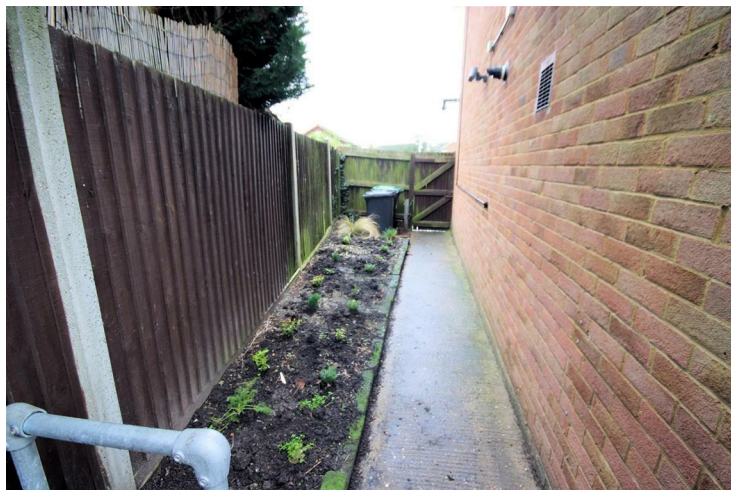
### Rear Garden

Enclosed rear garden with two brick outside storage barns, paved area, side access to the front.



## Side Garden

Side path leading to the front of the property, borders with shrubs.



## Off Road Parking Area

Communal off road parking areas.

## 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.

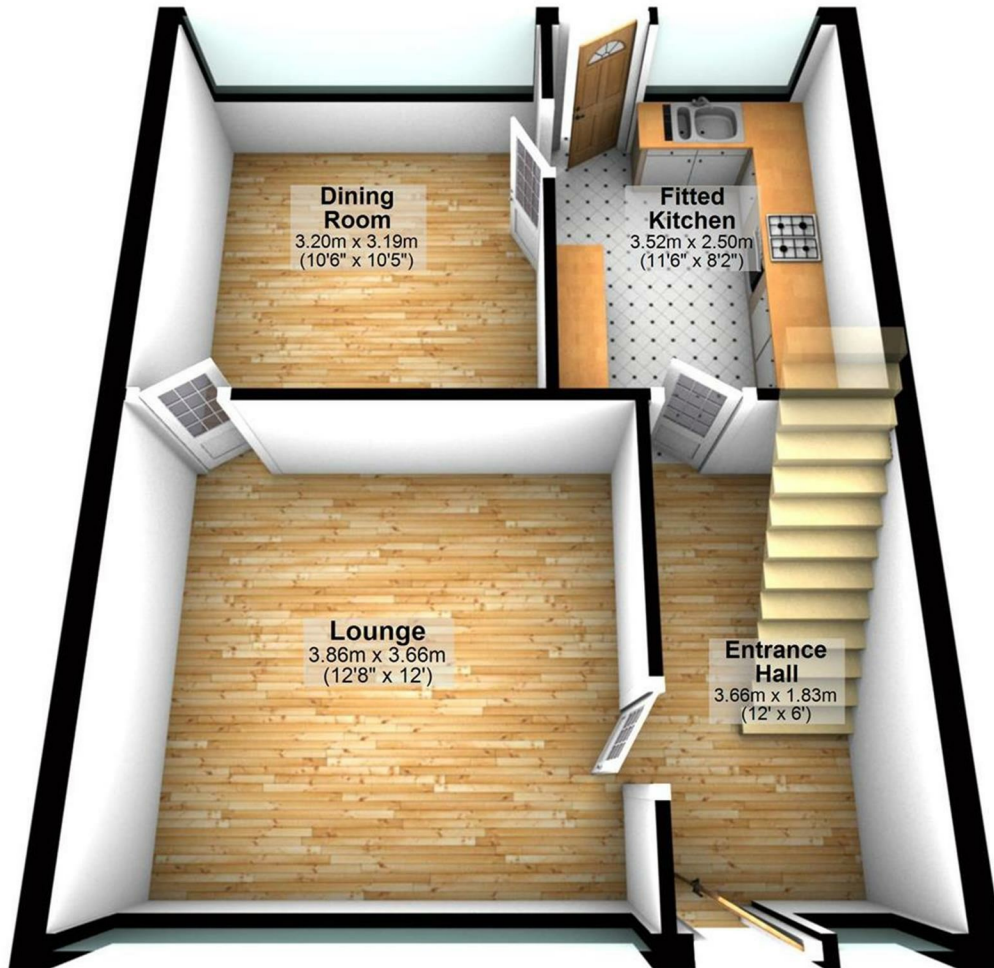
## British Property Award - Gold Winners



## Gold Award Winners - Press Release

dg Property Consultants have just won The British Property Lettings Award for Luton (South & West), 2019 - 2020. Their team performed outstandingly throughout the extensive judging period, which focused on customer service levels. dg Property Consultants have now been shortlisted for a number of national awards which will be announced early next year. The British Property Awards provide agents throughout the UK with an invaluable opportunity to compare the service that they provide against the service provided by their local, regional and national competition. Agents who go that extra mile and provide outstanding levels of customer service are rewarded with our accolade, which acts as a beacon to highlight these attributes to their local marketplace.

# Ground Floor



# First Floor

