



Property Consultants

Linking people to properties



£1,295 PCM
Swasedale Road, Limbury Mead
Luton, Bedfordshire LU3 2UB

dg Property Consultants are pleased to offer this superbly presented extended 3 bedroom semi detached property to rent, located on the sought after Limbury Mead development. Available from 01st August 2020. Accommodation comprises: Entrance porch to hall, large living room, fitted kitchen/dining room, Upvc conservatory, utility room, cloakroom, 1st floor landing, 3 good size bedrooms all with wardrobes, refitted family bathroom, frontage with off rd parking leading to single garage and landscaped rear garden. Benefits include: double glazed & gas central-heating. Viewing is a must!!!

Extended 3 Bedroom Semi
Large Living Room
Fitted Kitchen/Dining Room
Upvc Conservatory
Utility Room & Cloakroom
Fully Double Glazed
Gas Central Heating
Single Detached Garage
Sought After Location
Refitted Family Bathroom

Ground Floor

Porch

Two uPVC double glazed windows to front incorporating uPVC double glazed entrance door, single radiator, fitted carpet, textured ceiling, door to entrance hall.

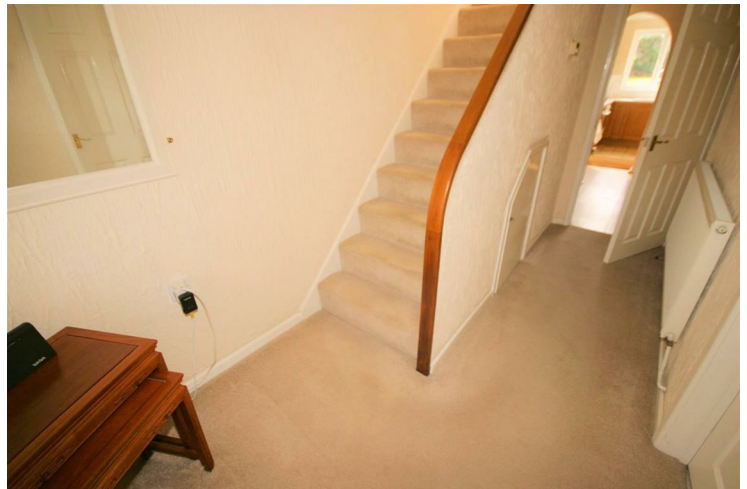
Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors. The pictures clearly illustrates internal condition. Should you require larger pictures then these can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



Entrance Hall

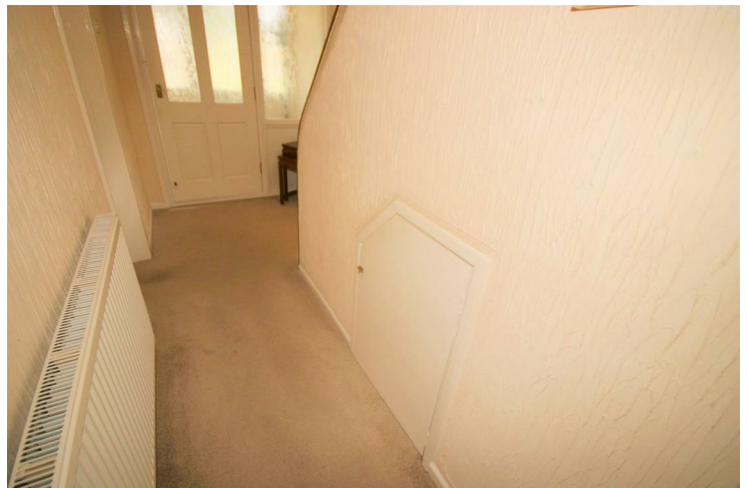
Internal window to front, single radiator, fitted carpet, telephone point(s), power point(s), coving to textured ceiling, under-stairs storage cupboard, carpeted stairs to first floor landing, door utility room, door to living room.

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View of Entrance Hall

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Living Room

24'0" x 13'6"

UPVC double glazed bow window to front, double radiator, fitted carpet, TV point(s), double power point(s), two wall lights, coving to textured ceiling, living flame effect gas fire, double glazed patio door to kitchen/dining room.

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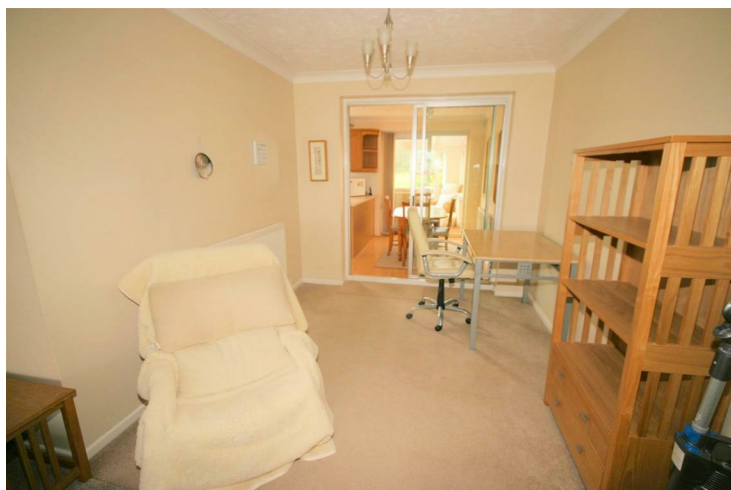
View of Living Room

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View of Living Room

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Kitchen/Dining Room

9'6" x 19'10"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink unit with single drainer and mixer tap, plus tiled splashbacks, integral fridge and freezer, dishwasher (the appliances left for the tenants to use, but should it breakdown, then the tenants should repair or replace with their own), built in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring to kitchen area and wooden laminate flooring to dining area, power point(s), coving to textured ceiling, freestanding pine wall dresser, archway opening to utility room, double glazed patio door conservatory, uPVC double glazed door to side and garden.



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View of Kitchen/Dining Room

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View of Kitchen/Dining Room

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View of Oven



View of Extractor Hood



View of Hob



View of Sink



UPVC Conservatory

32'9" x 29'6" 19'8"

UPVC double glazed construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and lights connected, uPVC double glazed window to rear, uPVC double glazed window to side, double radiator, wooden laminate flooring, power point(s), uPVC patio door to the rear garden:

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Utility Room

10'2" x 7'6"

Fitted with a matching units and cupboards with round edged worktops, automatic washing machine and tumble dryer (the appliances left for the tenants to use, but should it breakdown, then the tenants should repair or replace with their own), uPVC double glazed window to side, single radiator, wooden laminate flooring, power point(s), textured ceiling.

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View of Utility Room

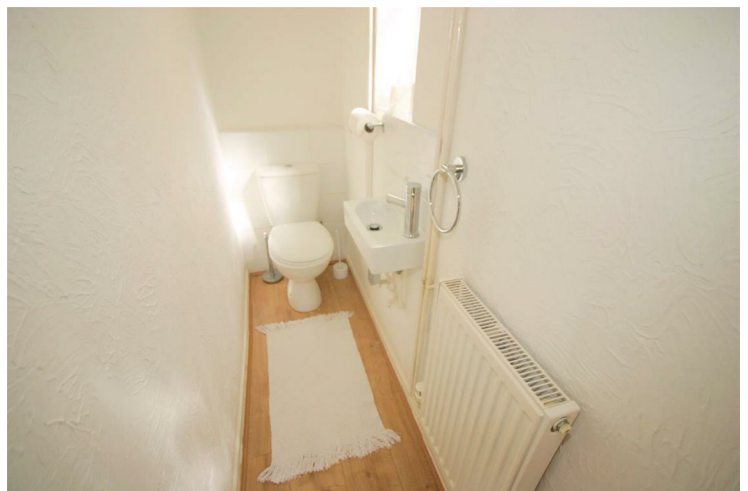
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Cloakroom

UPVC double glazed window to side, two piece suite comprising and low-level WC, tiled splashback, radiator, wooden laminate flooring.

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Fist Floor

Landing

UPVC double glazed window to side, fitted carpet, power point(s), coving to textured ceiling, access to loft space, built-in airing cupboard housing, hot water tank, door to Storage cupboard.

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Bedroom 1

11'1" x 11'8"

UPVC double glazed window to rear, fitted double wardrobe, dressing table, two bedside units, double radiator, fitted carpet, TV point, double power point(s).

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View of Bedroom 1

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Bedroom 2

11'9" x 11'8"

UPVC double glazed window to front, built-in double wardrobe(s) with full-length mirrored sliding doors, double radiator, fitted carpet, power point(s).

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View of Bedroom 2

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Bedroom 3

8'9" x 9'1"

UPVC double glazed window to front, built-in double wardrobe(s), double radiator, fitted carpet, power point(s).

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View of Bedroom 3

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Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent electric power shower over and with glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap, tiled splashback and shaver point, low-level WC, chrome heated towel rail, two uPVC double glazed windows to rear, ceramic tiled flooring.



View of Family Bathroom

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Outside

Front Garden

Front drive offering off road parking, leading to the garage. gravel frontage with mature shrubs, side gate leading to the rear garden.



Rear Garden

A superbly presented rear garden, with a large paved patio area, steps up to the lawn area, mature side borders, one timber shed available, Side access to the front with a stable side gate, personal door to the single garage.

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

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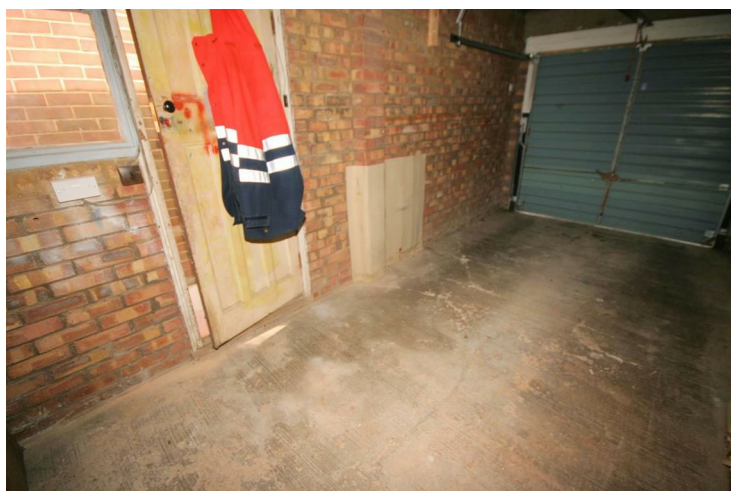


Single Detached Garage

Detached single garage with side personal door, power and light connected, electric metal up and over door to the front. The garage area available is to a single size. The rear half will be retained by the landlord.

Usable side of Garage

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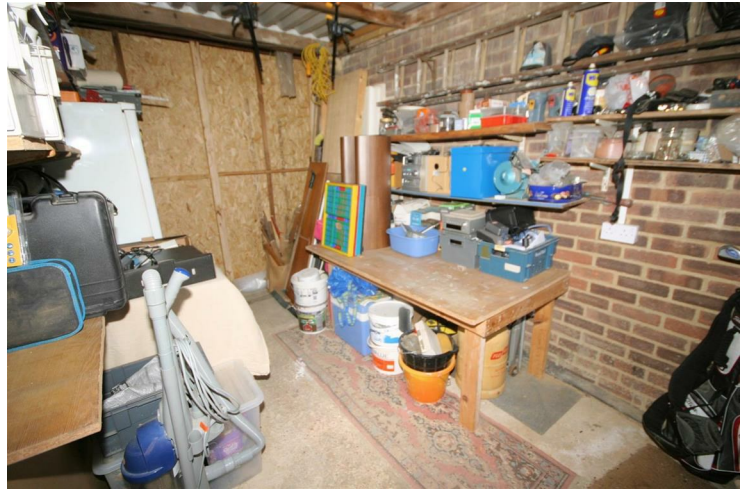
View of usable side of Garage

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Non usable side of Garage

This side of the garage will not be usable in duration of the tenancy agreement.



View of non usable side of Garage

This side of the garage will not be usable in duration of the tenancy agreement.



Keys

Front Door X 2

Back Door X 2

Conservatory X 2

Shed X 1

Garage Side Door X 1

Garage Fob X 1

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:

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 Printed Name.

Tenant(s) Name(s):

Tenant(s) Application

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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.



First Floor

