



# Property Consultants

Linking people to properties



## **£1,600 PCM**

### **Westmorland Avenue, Limbury**

### **Luton, Bedfordshire LU3 2PU**

\*dg Property Consultants\* A very spacious 5 bedroom detached Bungalow located in Limbury, ideally positioned for a commuter (Leagrave Station). Accommodation comprising: Entrance hall, two large reception rooms 17'x13' lounge & separate & 19''x15'10'' dining room, fitted 17'x11' 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 straight away 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 Road 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.



### View of Entrance Hall



### 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.



## View of Dining Room



## 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.



## View of Lounge



## 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.



## View Kitchen / Breakfast Room



## Inner Hallway

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



## View of Inner Hall Way



## 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.



## View of Bedroom 1



## 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.



## View of Wet Room



## 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.



## View of Bedroom 2



## 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.



## View of Family Bathroom



## Inner Hallway

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

### Bedroom 3

12'0" x 11'7"

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



### View of Bedroom 3



### 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.





## View of Bedroom 4



## Bedroom 5

13'0" x 7'10"

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



## View of Bedroom 5



## 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.



## View of Rear Garden



## View of Rear Garden



## View of Rear Garden



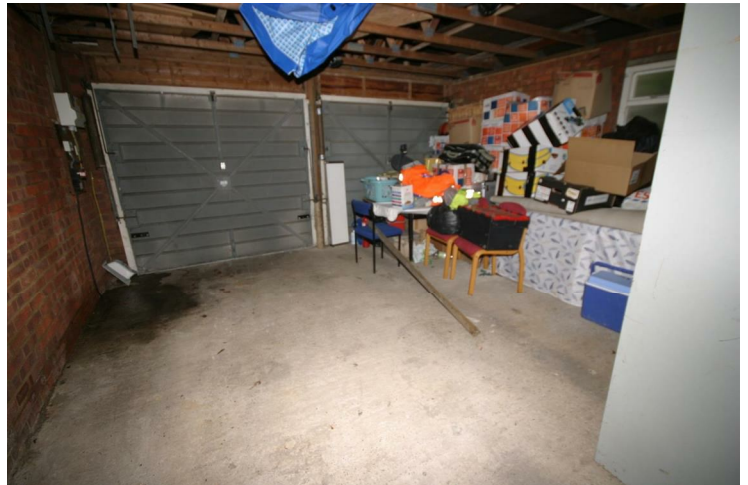
## Double Width Garage

Double width garage, power and lighting connected, side personal door to the rear garden.



## View of Garage

Items on left of the garage belong to landlady. These items will stay in the garage for the duration of your tenancy. They must be left there on exit.



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Items on left of the garage belong to landlady. These items will stay in the garage for the duration of your tenancy. They must be left there on exit.



## 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



