

# dg Property Consultants

Linking people to properties



## **£1,300 Per Month** **Edgcott Close, Barton Hills** **Luton, Beds LU3 4DT**

\*dg Property Consultants\* are pleased to be offering to rent this spacious & well presented 4 bedroom semi, located on the sought after Barton Hills development. Accommodation comprising: Entrance hall, cloakroom, combined lounge / dining room, Upvc conservatory, fitted kitchen, 4 good size bedrooms, 4 piece family bathroom, front & rear gardens, ample off road parking and single garage. Benefits from Double glazing, gas central heating. Available from 10th January 2021 as unfurnished.

4 Bedroom Semi Detached  
Cul - Da - Sac Location  
Lounge / Dining Room  
Upvc Conservatory  
Fitted Kitchen  
Cloakroom  
Double Glazed & Gas C-H  
Off Road Parking & Single Garage  
Sought After Location  
Available From 10th January 2021

## Ground Floor

### Entrance Hall

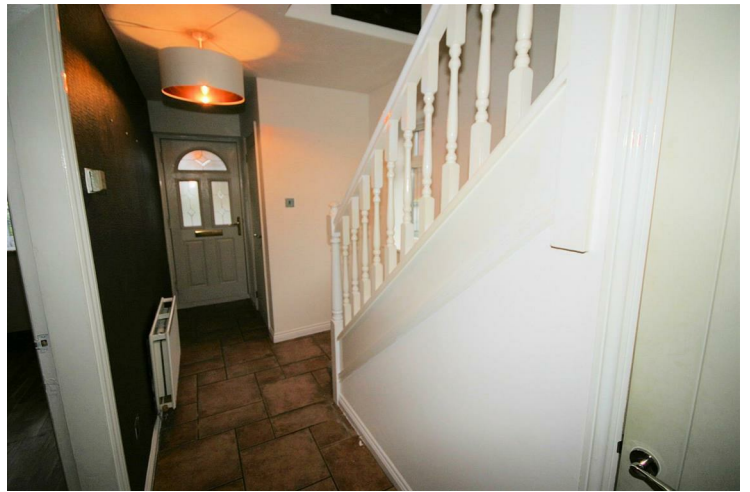
Upvc double glazed entrance door, bouble radiator, fitted carpet, power point(s), coving to textured ceiling, carpeted stairs to first floor landing, door to lounge, kitchen and cloakroom, understairs storage cupboard.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. 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

Upvc double glazed window to front, two piece suite comprising, pedestal wash hand basin and low-level wc, half height tiling, single radiator, coving to textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## Lounge / Dining Room

15'8" x 11'0"

Sealed unit double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), power point(s), dado rail, coving to textured ceiling, archway opening to dining room, double glazed patio doors to conservatory.

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## View of Lounge / Dining Room

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View of Lounge / Dining Room

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### **View of Lounge Area**

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### **View of Dining Area**

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### **UPVE Conservatory**

11'6" x 9'0"

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof and power connected, double radiator, ceramic tiled flooring, double power point(s), double door to rear garden. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## Fitted Kitchen

10'0" x 8'6"

Fitted with a matching range of base and eye level units with worktop space over, bowl polycarbonate sink unit with single drainer, mixer tap and tiled surround, plumbing for automatic washing machine, space for fridge and freezer, built-in electric oven, gas hob with extractor hood over, sealed unit double glazed window to rear, double radiator, power point(s), textured ceiling with fluorescent strip. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View of Fitted Kitchen

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## View of Sink

Appliances & Sink: Left professionally and 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**

Appliances & Sink: Left professionally and 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 professionally and 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 professionally and 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/Freezer**

Appliances & Sink: Left professionally and 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**

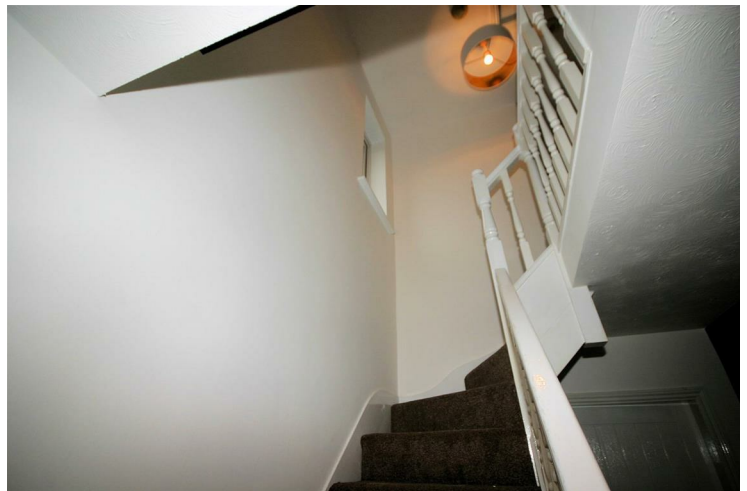
Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **First Floor**

#### **View of Stairs**

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## Landing

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

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## Bedroom 1

11'0" x 10'4"

Upvc double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in wardrobes with hanging rails, overhead storage, cupboards and drawers, single radiator, fitted carpet, telephone point(s), power point(s), coving to textured ceiling light. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View of Bedroom 1

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## Bedroom 2

10'0" x 9'3"

Upvc double glazed window to front, fitted bedroom suite with a range of wardrobes, single radiator, fitted carpet, telephone point(s), power point(s), coving to textured ceiling.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View of Bedroom 2

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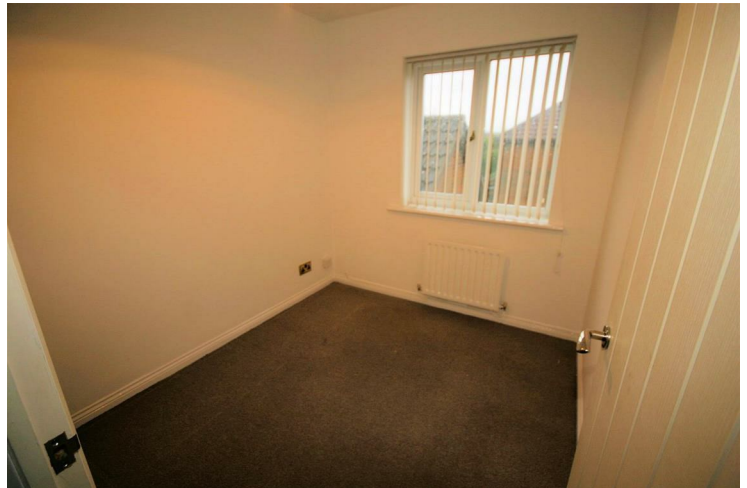


## Bedroom 3

10'1" max x 6'8"

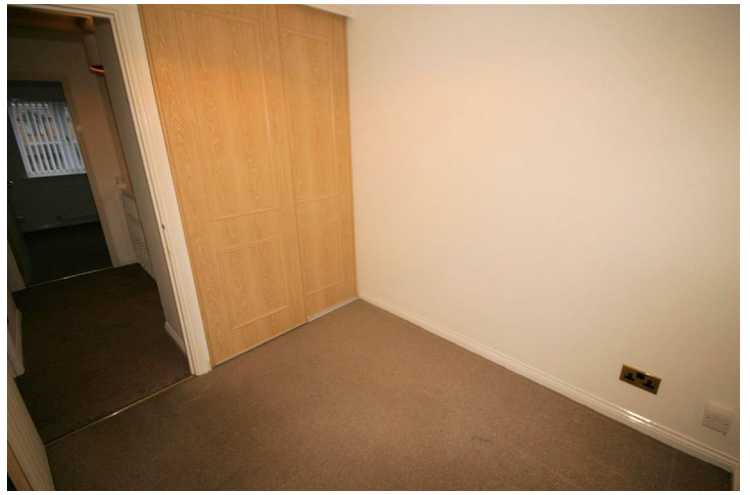
Upvc double glazed window to rear, single radiator, fitted carpet, TV point(s), power point(s), coving to textured ceiling with wall light point.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### View of Bedroom 3

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### Bedroom 4

8'1" x 6'7"

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

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### View of Bedroom 4

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## Family Bathroom

Four piece coloured suite comprising panelled bath with hand shower attachment, separate shower cubical with folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, shaver point, single radiator, fitted carpet, coving to textured ceiling.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



## View of Bathroom

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## View of Bathroom

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## Outside

### Front Garden

Mainly laid to lawn, Double front gate side drive with off road parking for 2/3 vehicles, plus access to 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 by fencing, paved patio, laid to lawn, shrubs to side borders, side access via drive to front of the property. 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.



## Single Garage

17'6" x 8'6"

With power and light connected, metal up and over door.

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

## Keys

Keys given by agent.

1 x Front door key.

1 x Patio door keys to conservatory - left in door.

1 x Conservatory door key - left on door.

## 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.

## Tenants Signature.

Tenant(s) Signatures:

## Tenants Printed Name.

Tenant(s) Name(s):

## 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.

## **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.

