

dg Property Consultants

Linking people to properties



£1,195 PCM **Elveden Close, Bushmead** **Luton, Bedfordshire LU2 7FF**

dg Property Consultants An spacious extended 3 bedroom End of Terrace property offered to rent, located on the sought after Bushmead development. Accommodation comprising: Entrance into good size lounge, large combined refitted kitchen/diner, 3 double bedrooms the master (ground floor) with an en-suite shower room, plus 1st floor modern bathroom. Benefits Include: Upvc double glazing, electric heating throughout. Benefits include: Front and good size rear garden, single garage & ample off road parking. Available straight away as unfurnished. Viewing is a must!!!

Bushmead Development
Good Size Lounge
Large refitted Kitchen / Diner
Single Garage
Ample Off Road Parking
Electric Heating
Double Glazed
Available & Unfurnished
En-Suite Shower + Bathroom
3 Double Bedrooms

dg Property Consultants - Residential Sale - Lettings & Management

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

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Lettings: T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk



Ground Floor

Entrance

Wooden entrance door into lounge.

Lounge

15'6" x 12'0"

Upvc double glazed window to front, two electric storage heaters, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling, storage cupboard with fuse box and electricity meter, stairs to first floor landing, door kitchen/diner.

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

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Kitchen/Diner

9'2" x 12'0"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, space for a fridge/freezer automatic washing machine, built-in eye level electric oven, four ring electric hob with extractor hood over, Upvc double glazed window to rear, electric storage heater, vinyl flooring, double power point(s), textured ceiling, double glazed patio doors to garden. 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 Kitchen/Diner

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View of Kitchen/Diner

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View of Kitchen/Diner

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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 Washing Machine

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Bedroom 1 (Ground Floor)

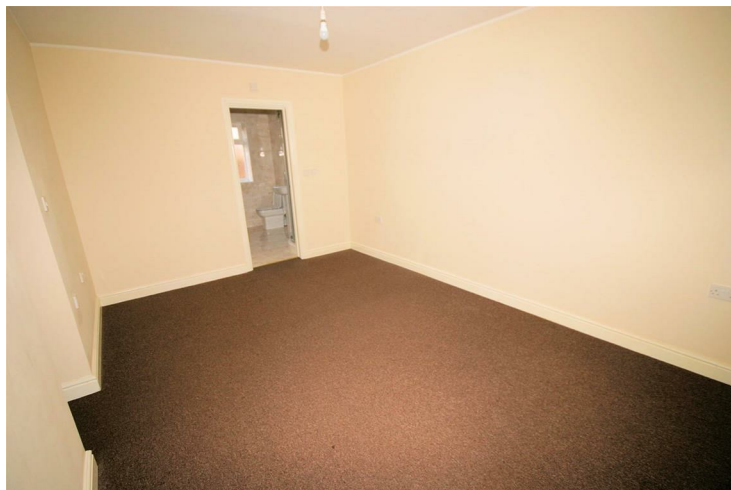
Upvc double glazed window to the front aspect, fitted carpet, power points, wall mounted electric radiator, door to en-suite shower room.

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View of Bedroom 1 (Ground Floor)

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En-suite Shower Room

En-suite shower room. Three piece suite comprising: Fully tiled shower cubical with power mixer shower over and glass screen, pedestal wash hand basin, low level Wc, fully tiled walls, ceramic tiled flooring, Upvc double glazed window to the rear.

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View of En-Suite

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View of En-Suite

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View of Stairs

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Landing

Wood laminate flooring, with crack on it, power point, textured ceiling.

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Bedroom 2

9'2" x 12'0"

Upvc double glazed window to rear, wall mounted electric panel heater, wooden laminate flooring, TV point, double power point(s), textured ceiling.

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View of Bedroom 2

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Bedroom 3

8'8" x 12'0"

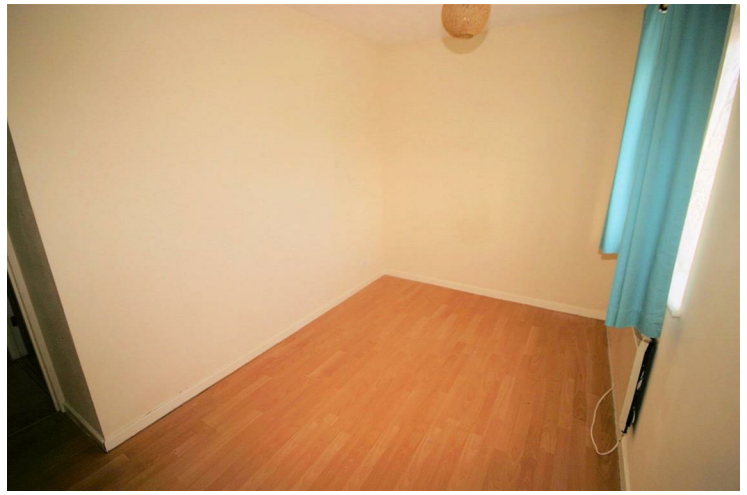
Upvc double glazed window to front, wall mounted electric panel heater, wooden laminate flooring, double power point(s), textured ceiling.

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View of Bedroom 3

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Family Bathroom

Three piece comprising panelled bath with hand shower attachment over and folding glass screen and pedestal wash hand basin, tiled splashbacks, Upvc double glazed window to side, wall mounted electric convection heater, vinyl flooring, textured ceiling, airing cupboard and storage cupboard.

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Outside

Front Garden & Drive

Mono block drive offering off road parking, mature shrubs, side gate to rear garden.

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



View of Rear Garden

Left neat and tidy as season presents. On exit of the property the gardens will need to be in a tidy presentable state as presented in the photo.



View of Rear Garden



View of Rear Garden

Left neat and tidy as season presents. On exit of the property the gardens will need to be in a tidy presentable state as presented in the photo.

Detached Single Garage.

Single garage to the rear of the property with a personal doo to the rear garden.

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



View of inside Garage



View of Inside Garage

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



Keys

- 2 x Top Front Door Lock
- 1 x Bottom Front Door Lock.
- 1 x Garden Garage Door Key
- 1 x Front Up and Over Garage Door Key
- 1 x Main Patio Door Key
- 1 x Patio Threshold Lock Key

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.

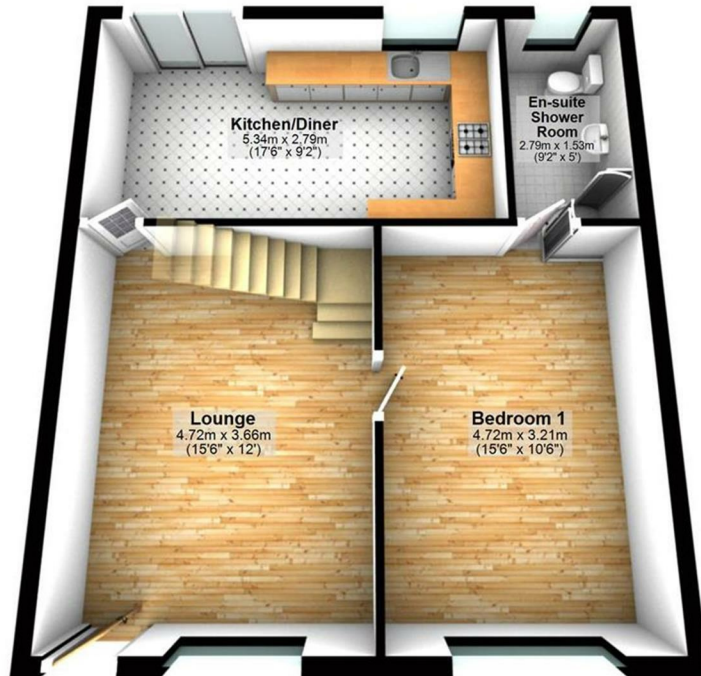
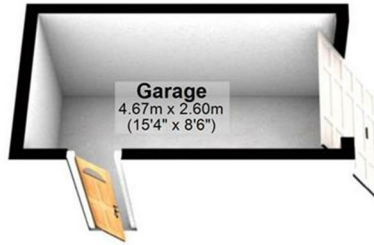
In the event of a Guarantor being required, the same reference procedure above will apply.

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

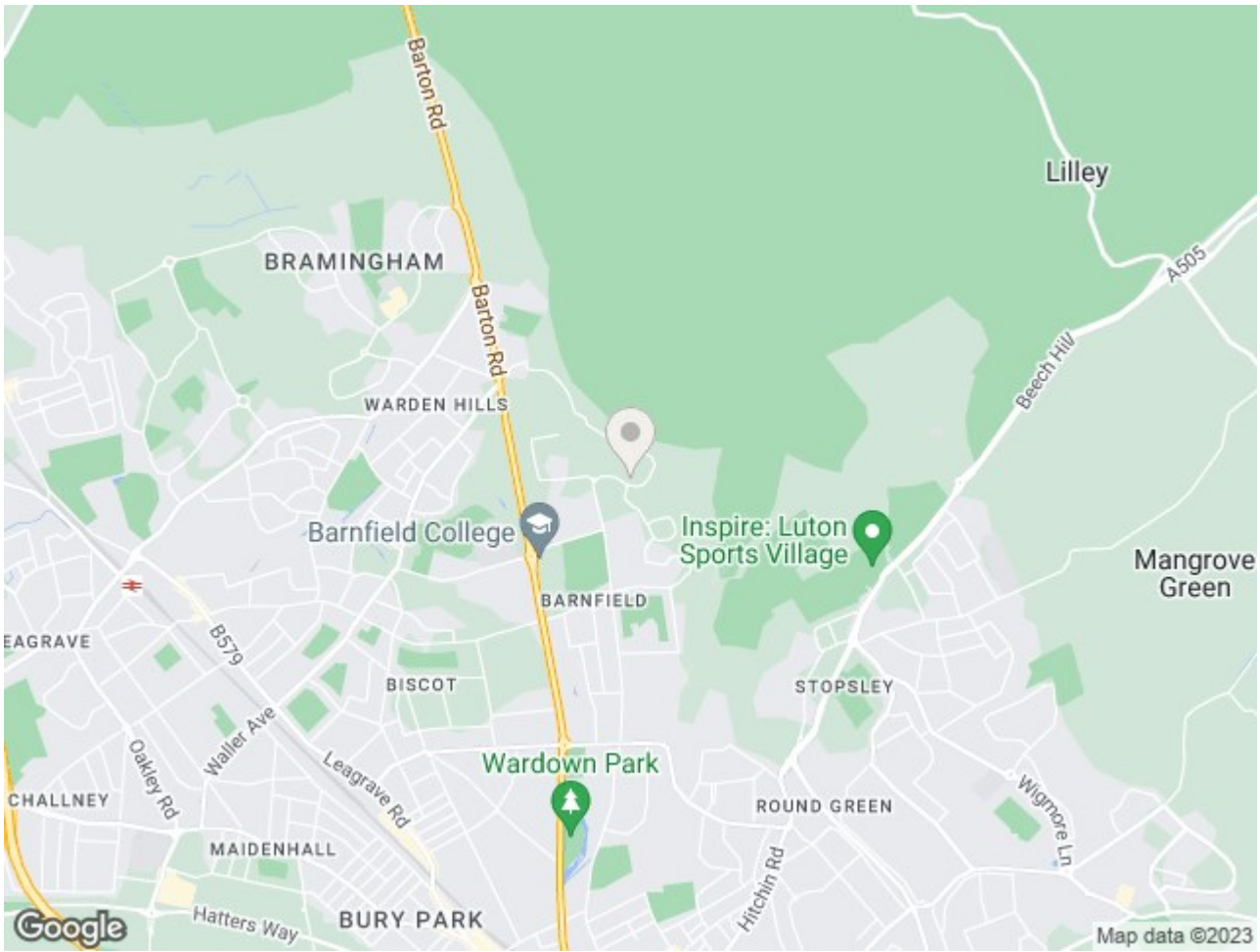
MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All 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.

Ground Floor



First Floor





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