



**DG**  
Property  
Consultants  
Estd. 2000



**£950 PCM**  
**Simpkins Drive, Barton-Le-Clay**  
**Bedford, Bedfordshire MK45 4RX**

\*dg Property Consultants\* A superbly presented and good size 2 bedroom terrace property located in the popular village of Barton-Le-Clay. Accommodation comprising: Entrance into a good size lounge, refitted kitchen/diner, 2 double bedrooms, family bathroom with shower. Benefits Include: Gas central heating, sealed unit double glazing, 2 x off road parking space, front and rear gardens. Available from mid March 2021 as unfurnished.

- Very Well Presented Property
- Sought After Village Location
- Good Size Lounge
- Refitted Kitchen/Diner
- 2 Double Bedrooms
- Gas Central Heating
- Off Road Parking
- Private Gardens
- Unfurnished
- Available From Mid March 2021



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## Ground Floor

### Entrance

Wooden entrance door straight into the lounge.

Left clean, tidy & rubbish free. Visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request.

### Lounge

15'6" x 12'0"

Sealed unit double glazed window to front with blinds, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling with two ceiling lights, storage cupboard, carpeted stairs to first floor landing, door to kitchen/dining room.

Left clean, tidy & rubbish free. Visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request.



### View of Lounge

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## **Kitchen/Diner**

9'0" x 12'0"

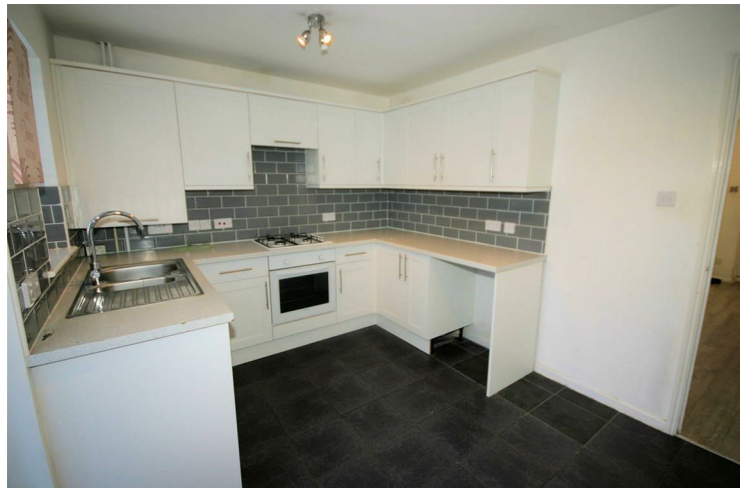
Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for automatic washing machine, space for fridge/freezer, dishwasher and automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, sealed unit double glazed window to rear with blind, double radiator, ceramic tiled flooring, double power point(s), textured ceiling with ceiling light, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed patio doors to garden with vertical blind.

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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 Fan**

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**

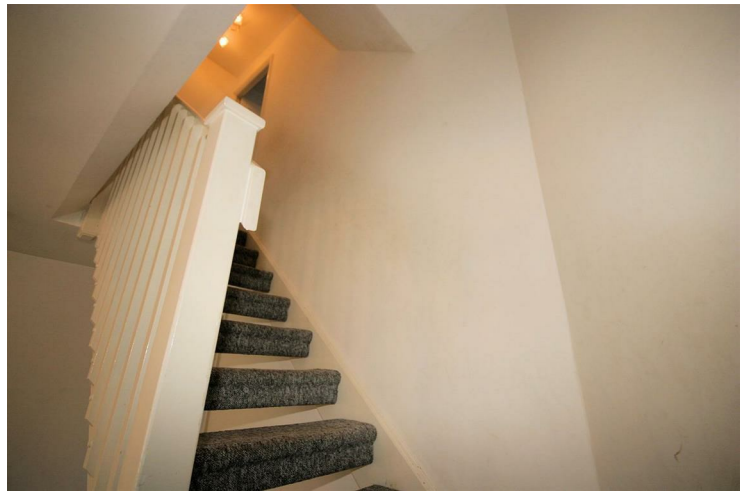
Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **First Floor**

#### **View of Stairs**

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#### **Landing**

Fitted carpet, double power point(s), textured ceiling with ceiling light, access to loft space, doors to all first floor rooms.

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## Bedroom 1

9'0" x 12'0"

Sealed unit double glazed window to rear with curtains & poles, single radiator, fitted carpet, double power point(s), textured ceiling with ceiling light.

Left clean, tidy & rubbish free. Visible marks to walls or ceilings. The pictures illustrates. . Should you require larger pictures then these can be emailed on request.



## View of Bedroom 1

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## Bedroom 2

9'0" x 12'0"

Two sealed unit double glazed windows to front with curtains and pole, single radiator, wooden laminate flooring, double power point(s), textured ceiling with ceiling light.

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## View of Bedroom 2

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## Family Bathroom

Three piece suite comprising panelled bath with independent shower over, taps and shower curtain rail, pedestal wash hand basin and low-level, tiled splashbacks, extractor fan, single radiator, vinyl flooring, textured ceiling, airing cupboard.

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## Outside

### Front Garden

Laid to lawn, shrubs to borders. Access via rear path to rear garden.

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

### Rear Gardnen

Enclosed by timber panelled fence, paved patio area, laid to lawn, new garden shed, access to front via rear gate.

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



## Allocated Parking Space

2 x Allocated parking space to the front.



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## Keys

- 2 x Front Door Top Lock Key
- 2 x Front Door Bottom Lock Key
- 1 x Patio Door 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

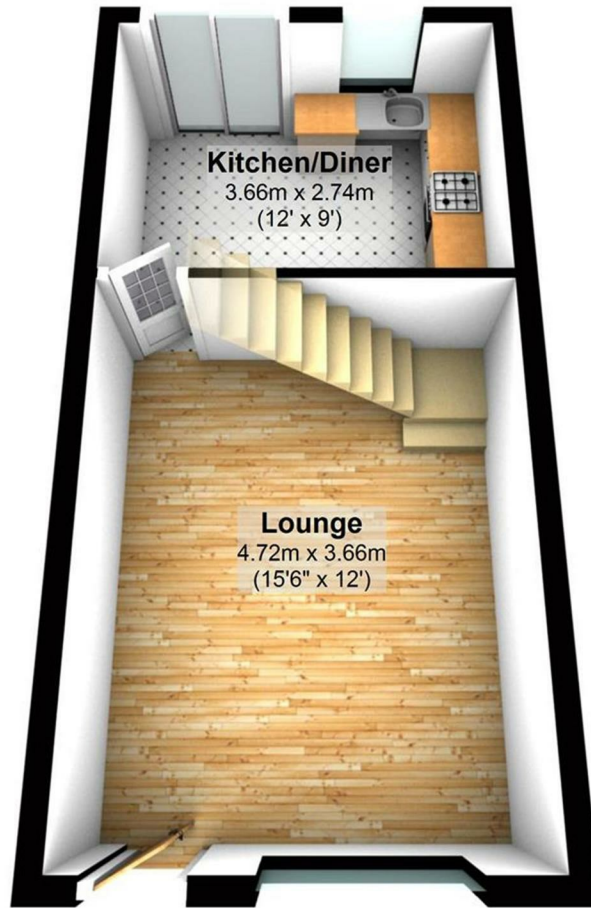
MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All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

Approx. 27.7 sq. metres (297.9 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 sq. feet)



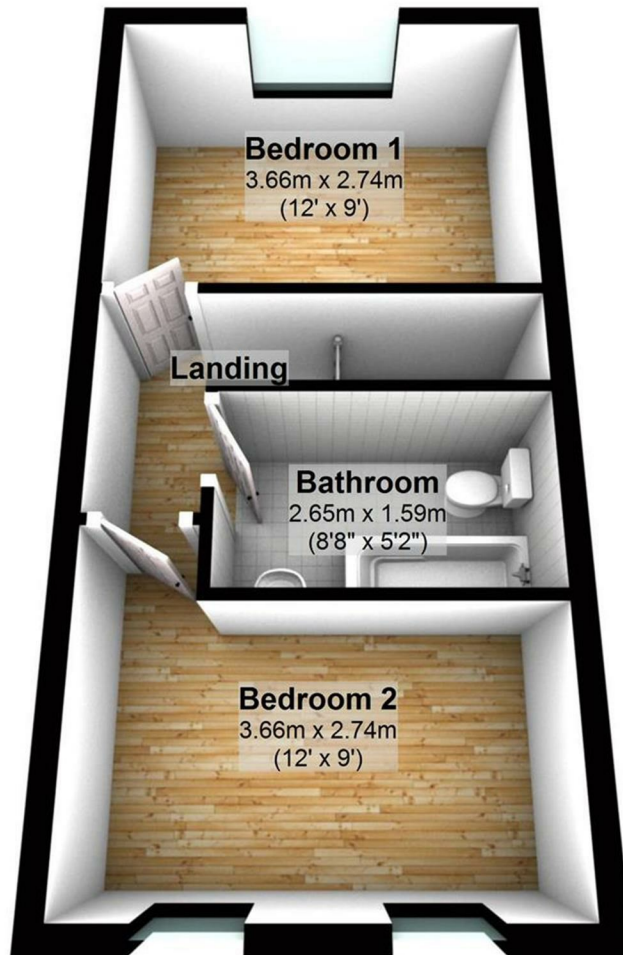
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# First Floor

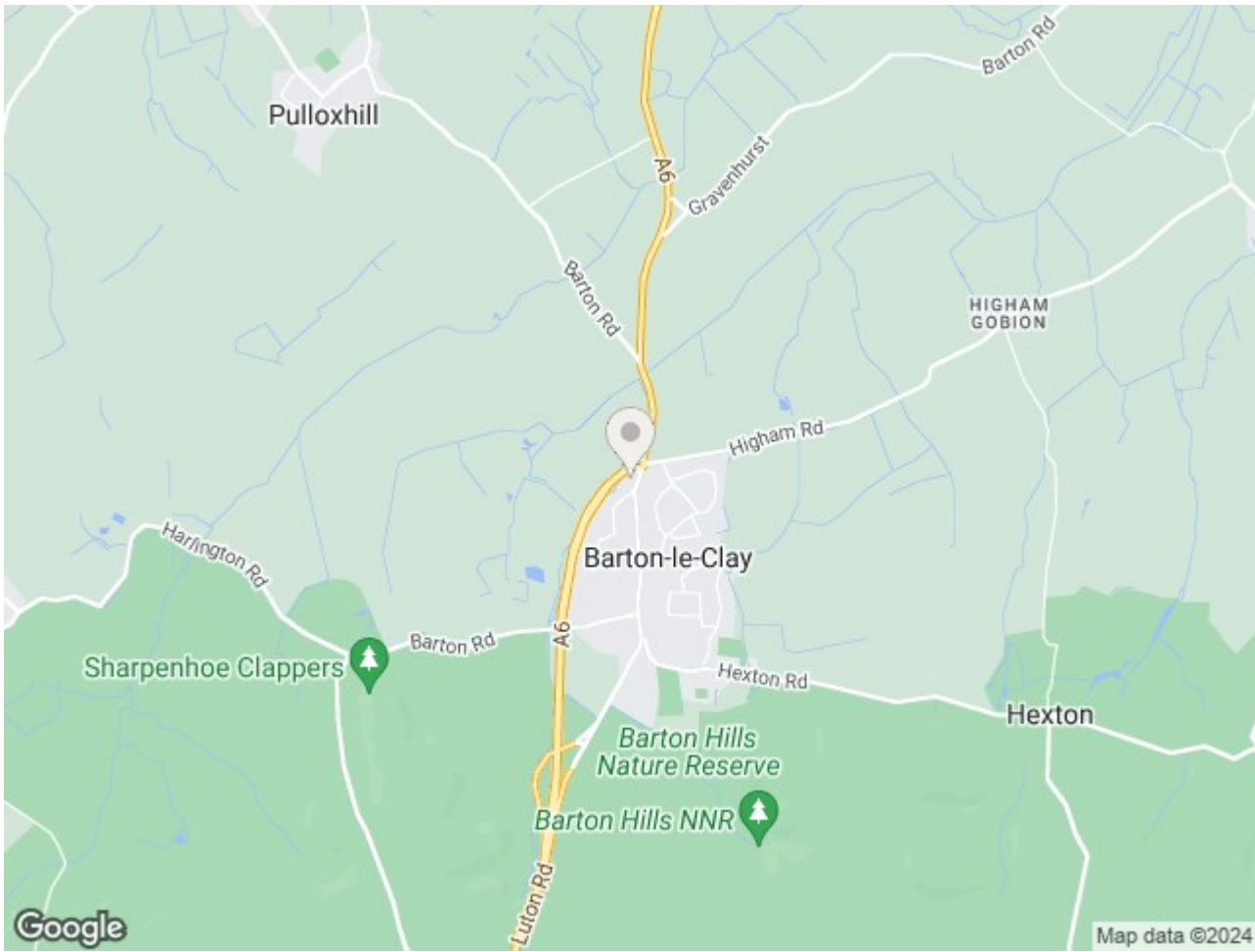
Approx. 27.8 sq. metres (299.3 sq. feet)



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