

dg Property Consultants

Linking people to properties



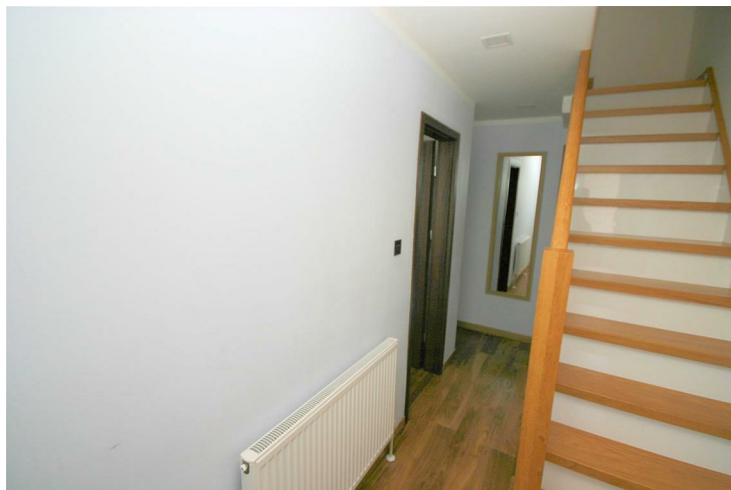
£1,150 PCM **Shelley Road, Poets Area** **Luton, Bedfordshire LU4 0JA**

dg Property Consultants A superbly presented, full refurbished and spacious 3 bedroom Terraced property located in sought after Poets/L&D Borders area of Luton, ideally positioned for a hospital worker. Accommodation Comprising: Entrance hall, cloakroom, separate lounge, large refitted kitchen/dining room, 3 large bedrooms, refitted family shower room, frontage with off road parking & large rear garden. Benefits include: Double glazing, gas central heating. Available from 12th April 2021 as unfurnished

3 Bedroom Terrace House
Superbly Presented Throughout
Modern Fitted Kitchen
Modern Fitted Shower room
Downstairs Cloakroom
Gas Central heating
Upvc Double Glazed
Unfurnished
Available From 12th April onwards
Large Rear Gdn & Off Rd Parking

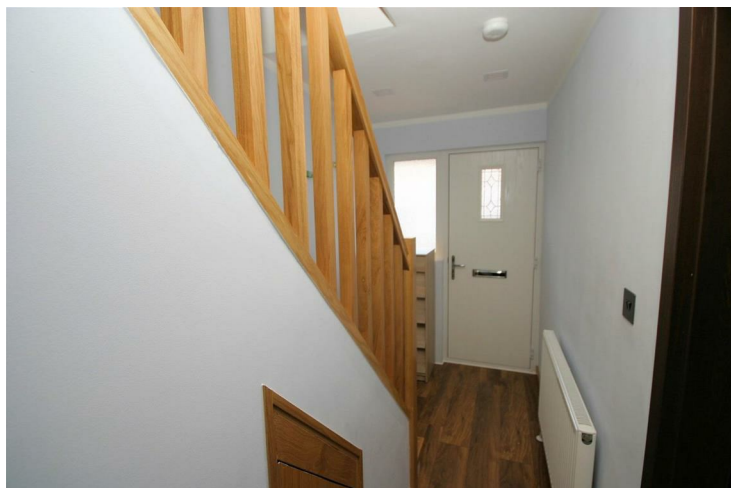
Entrance Hall

Entrance door, UPVC double glazed window to front, single radiator, wooden laminate flooring, power point(s), recessed ceiling spotlights and smoke detector, stairs to first floor landing. 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

Refitted two piece suite comprising, vanity wash hand basin with cupboard under and mixer tap, low-level WC, extractor fan, vinyl flooring, recessed ceiling spotlight. 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

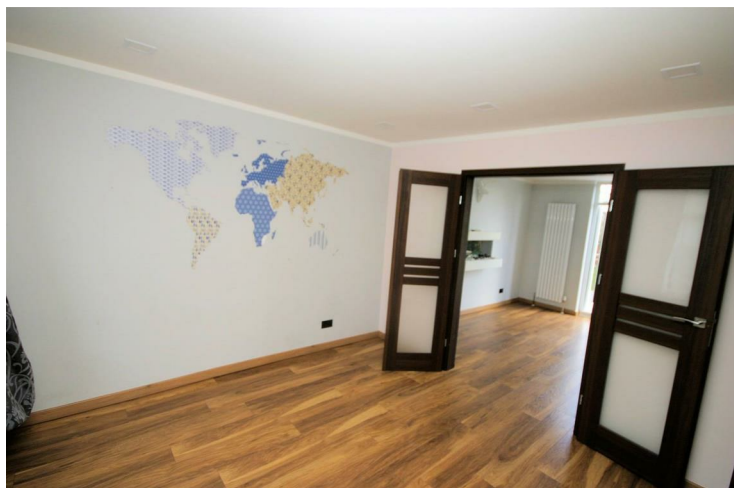
11'0" x 10'10"

UPVC double glazed bay window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), recessed ceiling spotlights, french double doors to kitchen/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

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Kitchen/Dining Room

12'6" x 16'8"

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, built-in fridge/freezer, dishwasher and automatic washing machine, fitted electric cooker, four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, double radiator, wooden laminate ceramic tiled flooring, double power point(s) with recessed ceiling spotlights, wall mounted electric fire, uPVC double glazed french double doors to rear to garden, door to: 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 Kitchen/Dining Room

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View of Kitchen/Dining Room

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View of Kitchen/Dining Room

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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 Hob

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View of Oven

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View of Extractor

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View of Fridge

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View of Freezer

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View of Dishwasher

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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Landing

Wooden laminate flooring, power point(s), recessed ceiling spotlights, access to loft space. 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 Landing

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Bedroom 1

11'7" x 12'6"

UPVC double glazed bay window to front, single radiator, wooden laminate flooring, TV point(s), power point(s) with recessed ceiling spotlights. 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

12'0" x 10'1"

UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s) with recessed ceiling spotlights. 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

8'6" x 7'7"

UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s) with recessed ceiling spotlights. 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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Shower Room

Refitted shower room, with recessed tiled shower cubicle with power overhead rain shower and hand held shower, enclosed by a glass screen, wall mounted mirrored bathroom cabinet with light and Bluetooth speaker, ,vanity wash hand basin with cupboard under low level Wc, uPVC double glazed window to front, vinyl flooring. 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 Shower Room

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Frontage

Mono block frontage, allowing off road parking for 1 car, side passage allowing access to the 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

Large rear garden, laid to lawn, paved patio, mature tree, side access to the front via passageway. 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.



View of Shed

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.



Keys

3 X Front Door keys

2 X Back Door keys

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.

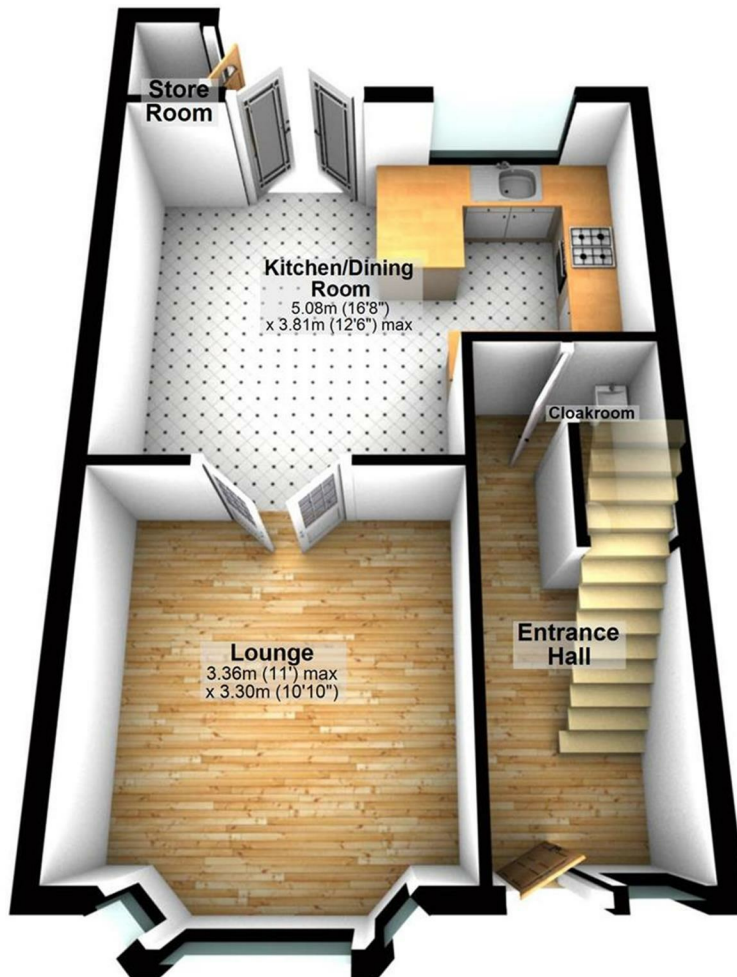
In the event of a Guarantor being required, the same reference procedure above will apply.

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

