



Property Consultants

Linking people to properties



£1,095 PCM
Wadhurst Avenue
Luton, Bedfordshire LU3 1UH

dg Property Consultants are offering For Rent this sought after and spacious 2 bedroom semi detached Bungalow, offered as unfurnished and available straight away and located on the North side of Luton. Accommodation comprises: Entrance porch to hall, good size lounge, dining room, fitted kitchen, 2 good size bedrooms, family bathroom, front garden with driveway parking for 3/4 cars leading to the garage and a 70ft rear garden. Benefits include: Double glazing & gas central heating. Viewing is highly recommended ! Available Straight Away.

- Sought After Location
- Double Glazing
- Gas Central Heating
- Front & Rear Gardens
- 2 Bedroom Semi Detached Bungalow
- Spacious Bungalow
- Off Road Parking
- 2 Double Sized Bedrooms
- Available Straight Away
- Kitchen

Entrance Porch

10'6 x 3'2"

Entrance patio door, fitted carpet, glazed entrance door into the dining room.

Dining Room

14'7" x 12'10"

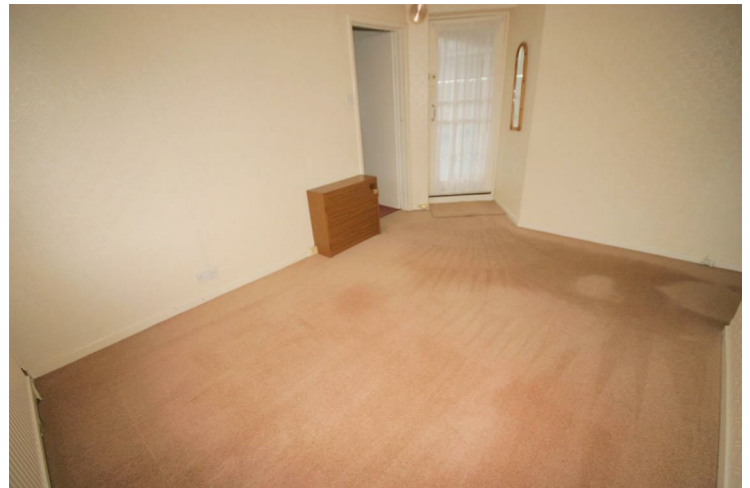
UPVC double glazed window to side, single radiator, fitted carpet, double power point(s), coved ceiling, access to loft space, doors to lounge, bedroom one & two plus the bathroom.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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 Dining Room

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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



Lounge

12'0" x 14'0"

Single radiator, fitted carpet, TV point(s), double power point(s), coved ceiling, living flame effect gas fire set in feature surround, uPVC double glazed patio door to lean to wooden conservatory, door to kitchen.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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



Conservatory

10'6" x 5'

Timber and single glazed construction, fitted carpet, double 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. 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



Kitchen

10'0" x 9'0"

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, plumbing and space for automatic washing machine, space for fridge/freezer and cooker, electric point for cooker, uPVC double glazed window to rear, uPVC double glazed window to side, single radiator, fitted carpet, double power point(s), coved ceiling with fluorescent strip, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to rear garden.



Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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 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 Grill

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

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 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.



Bedroom 1

12'6" x 12'10"

UPVC double glazed bay window to front, double radiator, fitted carpet, double power point(s), coved ceiling.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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 Bedroom 1

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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



Bedroom 2

11'7" x 10'2"

Window to front, single radiator, fitted carpet, double power point(s), coved ceiling.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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



Family Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level, half height ceramic tiling to all walls, uPVC double window to side, single radiator.

Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. 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 Family Bathroom



Outside

Front Garden

Front boundary wall, laid to lawn with flowers & shrubs to borders, Access to rear garden via double gates to the side.

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



Side Drive

Side drive leading to the garage from the front.

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 timber panelled fence, laid to lawn, well stocked with mature flowers, shrubs & trees, patio area. Side drive leading the front of the property with double wooden gates, offering ample off road parking.

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.



Additional Front Aspect View

Single Garage

16'6" x 8'6"

Detached brick built single garage with a personal door to rear garden, window to side, front metal up and over 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.

Tenants Printed Name.

Tenant(s) Name(s):

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.

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.



