



# Property Consultants

Linking people to properties



**£1,200**  
**Pomeroy Grove**  
**Luton, Beds LU2 7SY**

dg Property Consultants are pleased to be offering to let this spacious 3 bedroom terrace property, located in the sought after Bushmead development Luton. Accommodation comprising: Entrance hall, cloakroom, large lounge with archway to dining room, fitted kitchen, conservatory, 3 bedrooms and family bathroom, front and rear gardens plus off rd parking for 2 cars. Benefits include: Double glazing and gas central heating. Available straight away as unfurnished.

A Spacious 3 Bed Terrace  
Bushmead Development  
Available Straight Away  
Large Conservatory  
Dble Glzg & Gas C - H  
Fitted Kitchen  
Cloakroom  
Off Road Parking  
Good Sized Bedrooms  
Sought After Location

## Ground Floor

### Entrance Hall

PVCu double glazed entrance door, single radiator, fitted carpet, dado rail, coving to textured ceiling. Left clean, tidy and rubbish free.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

### Cloakroom

Sealed unit double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, fitted carpet, coving to textured ceiling. Left clean, tidy and rubbish free. As picture Illustrates.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### Lounge

15'0" x 13'0"

Sealed unit double glazed window to front with blinds, single radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), dado rail, coving to textured ceiling, archway opening to dining room, carpeted stairs to first floor landing. Left clean, tidy and rubbish free. As picture Illustrates.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



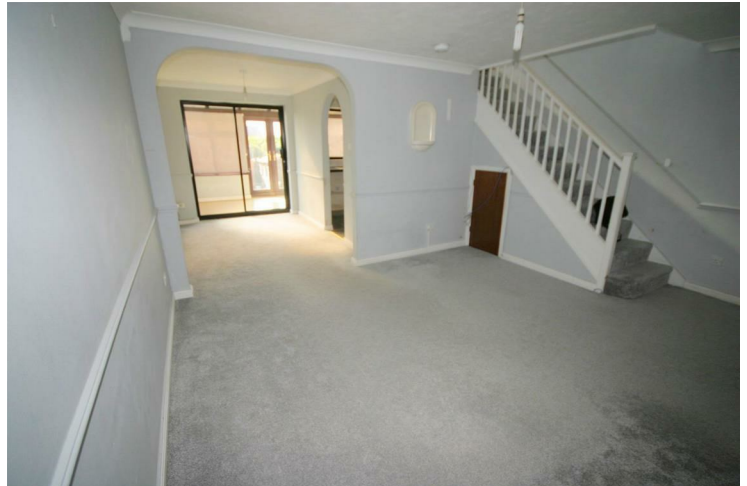
### **View of Lounge**

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent 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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### **Dining Room**

10'6" x 7'1"

Fitted carpet, double power point(s), dado rail, coving to textured ceiling, double glazed patio doors to conservatory, archway opening to kitchen. Left clean, tidy and rubbish free. As picture Illustrates.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## Fitted Kitchen

10'6" x 7'7"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, fridge/freezer (clean) and space for automatic washing machine (clean), built-in electric oven (clean), four ring gas hob (clean) with extractor hood over (clean), replacement PVCu double glazed window to rear, ceramic tiled flooring, double power point(s), coving to textured ceiling with fluorescent strip. Left clean, tidy and rubbish free. As picture illustrates.



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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent 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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## View of Sink

Appliance: Left cleaned. Picture illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Oven**

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Hob**

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Extractor Hood**

Appliance: Left cleaned. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



## Conservatory

13'0" x 8'0"

Half brick and double glazed construction with PVCu double glazed windows and double glazed polycarbonate roof, two PVCu double glazed windows to rear, two PVCu double glazed windows to side, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), two wall lights, PVCu double glazed french double doors to garden. Left clean, tidy and rubbish free. As picture illustrates. Vertical blinds all in good condition.



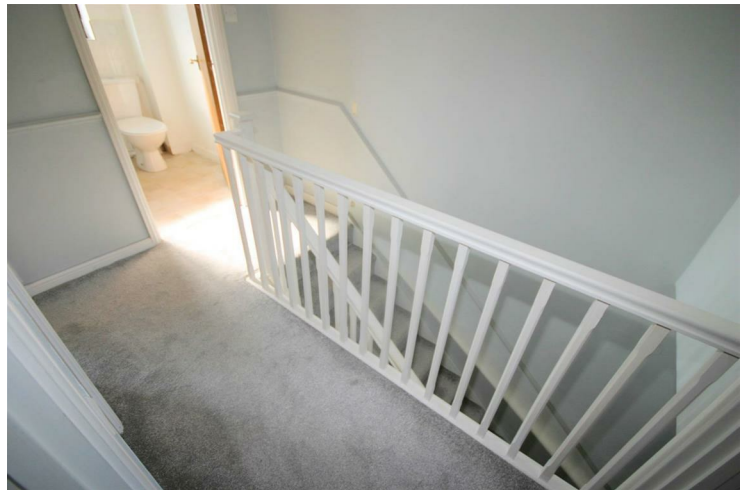
Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

## First Floor

### Landing

Airing cupboard housing, pre-lagged, wall mounted and gas boiler serving heating system and domestic hot water. Left clean, tidy and rubbish free.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## Bedroom 1

11'6" x 8'8"

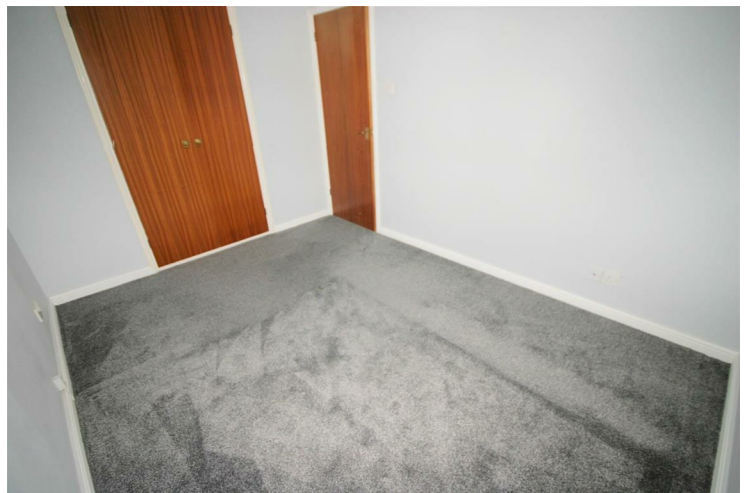
Sealed unit double glazed window to front with blinds, built-in double wardrobe(s), single radiator, fitted carpet, double power point(s), coving to textured ceiling. Left clean, tidy and rubbish free. As picture illustrates.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## View of Bedroom

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## Bedroom 2

9'6" x 9'4"

Replacement PVCu double glazed window to rear with blinds, double wardrobe(s), single radiator, fitted carpet, double power point(s), coving to textured ceiling. Left clean, tidy and rubbish free. As picture illustrates.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### **View of Bedroom 2**

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### **Bedroom 3**

7'11" max x 6'2"

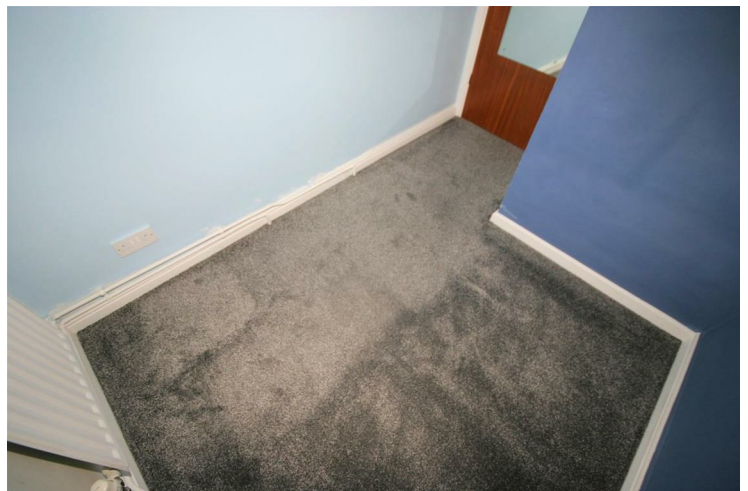
Sealed unit double glazed window to front with blinds, built-in wardrobe(s), single radiator, fitted carpet, double power point(s), coving to textured ceiling.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### **View of Bedroom 3**

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.





## **Family Bathroom**

Three piece suite comprising panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, shaver point, replacement PVCu double glazed window to rear with blinds, fitted carpet, coving to textured ceiling. Left clean, tidy and rubbish free. As picture Illustrates.

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, as all has been professionally decorated. Plus new flooring has been fitted throughout. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

## **Outside**

### **Front Garden**

Mainly laid to lawn with steps down to. Left tidy and rubbish free.

### **Rear Garden**

Enclosed by timber panelled fence to rear and sides, mainly laid to lawn with shrub, timber garden shed. Left with grass needing a cut and rubbish free.

### **Off Road Parking**

Allocated off road parking to side parking area 2 x spaces.

### **Tenants Printed Name.**

Tenant(s) Name(s):

### **Tenants Signature.**

Tenant(s) Signatures:

### **Tenancy Date**

Tenancy Start Date:

### **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.

### **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.

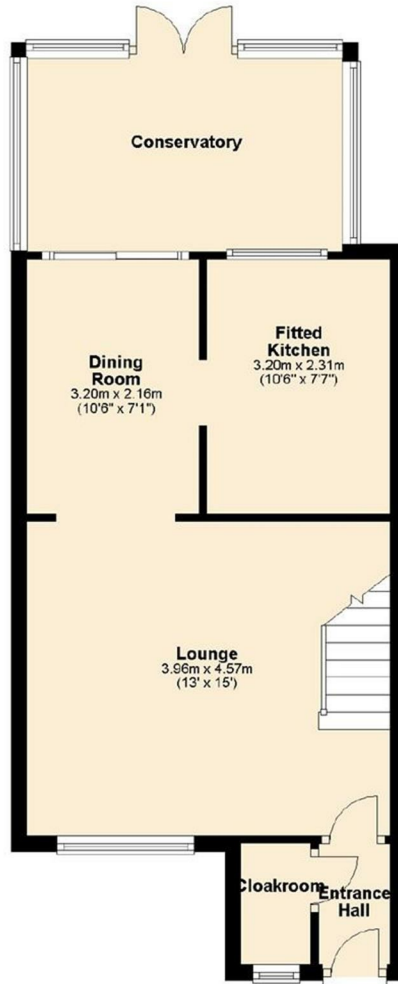
In the event of a Guarantor being required, the same reference procedure above will apply.

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. 44.8 sq. metres (482.3 sq. feet)



**First Floor**

Approx. 32.1 sq. metres (345.4 sq. feet)

