



Property Consultants

Linking people to properties



£1,100 PCM **Rodeheath** **Luton, Bedfordshire LU4 9XA**

dg Property Consultants An Immaculate & fully refurbished 3 End of Terrace property located towards the L&D Borders, ideal for a Hospital worker.

Accommodation comprises: Entrance hall, combined Lounge/dining room, re-fitted kitchen, landing, 3 good size bedrooms and replaced family bathroom. Benefits include: Gas central heating, double glazing, ample off road parking for 2 vehicles & private rear garden with outside store. Offered as unfurnished & available straight away. Call Team DG to arrange your viewing on 01582-580500

3 Bedroom End Of Terrace
Fully Refurbished
Combined Lounge / Diner
Modern Fitted Kitchen
Replaced Family Bathroom
Upvc Double Glazing
Gas Central Heating- New Boiler
Private Rear Garden + Outside Store
Off Road Parking For 2 Vehicles
Available Straight Away

Ground Floor

Entrance Hall

Composite entrance door, replacement uPVC double glazed window to front with roller blind, wooden laminate flooring, power point(s), smoke detector, carpeted stairs to first floor landing, door to lounge/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: The flooring is left clean and well presented. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



Lounge / Dining Room

15'11" x 7'7"

UPVC double glazed window to front with curtain pole and curtains, double radiator, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, built-in walk-in under-stairs storage cupboard, uPVC double glazed French double door to conservatory, door to kitchen.

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View of Lounge / Diner

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View of Lounge / Diner

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Fitted Kitchen

8'4" x 8'3"

Refitted with a matching range of base and eye level units with worktop space over with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing and space for an automatic washing machine, space for a under counter fridge, new built-in electric fan assisted oven, four ring halogen hob with extractor hood over, uPVC double glazed window to rear with roller blind, ceramic tiled flooring, double power point(s), new wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

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View Of Kitchen

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View Of New 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 New 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 New 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 Sink

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Lean To Conservatory

Timber construction lean to conservatory with double glazed sealed unit windows and a polycarbonate roof, power and light connected, two windows to rear, window to side, single radiator, ceramic tiled flooring, door to rear 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: The flooring is left clean and well presented. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request

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View Of Conservatory 1

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Landing

Replacement uPVC double glazed window to side with curtain pole and curtains, fitted carpet, power point(s), access to loft space with pull down retracting metal ladder, built-in walk-in storage cupboard.

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Bedroom 1

11'2" x 8'6"

Replacement uPVC double glazed window to rear with curtain pole and curtains, open built-in double wardrobe(s), single radiator, wooden laminate flooring, power point(s), textured ceiling.

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View of Bedroom 1

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Bedroom 2

10'3" x 8'6"

Replacement uPVC double glazed window to front with curtain pole and curtains, open built-in wardrobe(s), single radiator, wooden laminate flooring, power point(s), textured ceiling.

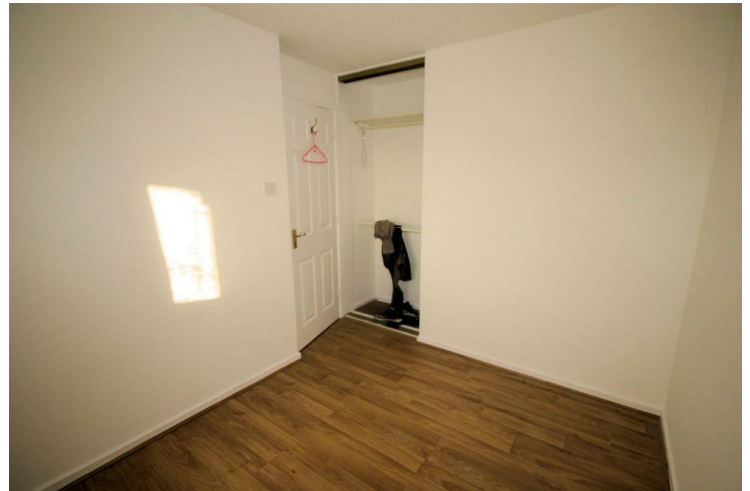
Property condition:

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View of Bedroom 2

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Bedroom 3

5'1" x 6'4"

Replacement uPVC double glazed window to front with curtain pole and curtains, built-in double wardrobe(s) with full-length mirrored sliding doors, single radiator, wooden laminate flooring, power point(s), textured ceiling, sliding door.

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View of Bedroom 3

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Family Bathroom

Refitted with 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 all walls, heated towel rail, extractor fan, mirrored bathroom cabinet, shaver point, replacement uPVC double glazed window to rear with roller blind, vinyl flooring.

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View of Bathroom

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Outside

Front Garden

Mainly laid to lawn

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



Rear Garden

Enclosed by timber and brick wall, rear gate to rear of property and parking.

Outside storage shed, with power and lighting.

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



View Of Shed

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



Off Road Parking Space's

Two off road parking Spaces to the rear
Off Road Parking: Left neat and tidy as season presents.
Should you require larger pictures then these can be
emailed on request.



View of Rear Garden

Outside store.



Keys

- 2 x Front door keys.
- 1 x French door key to conservatory.
- 1 x Conservatory door key into rear garden (hung above).

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.

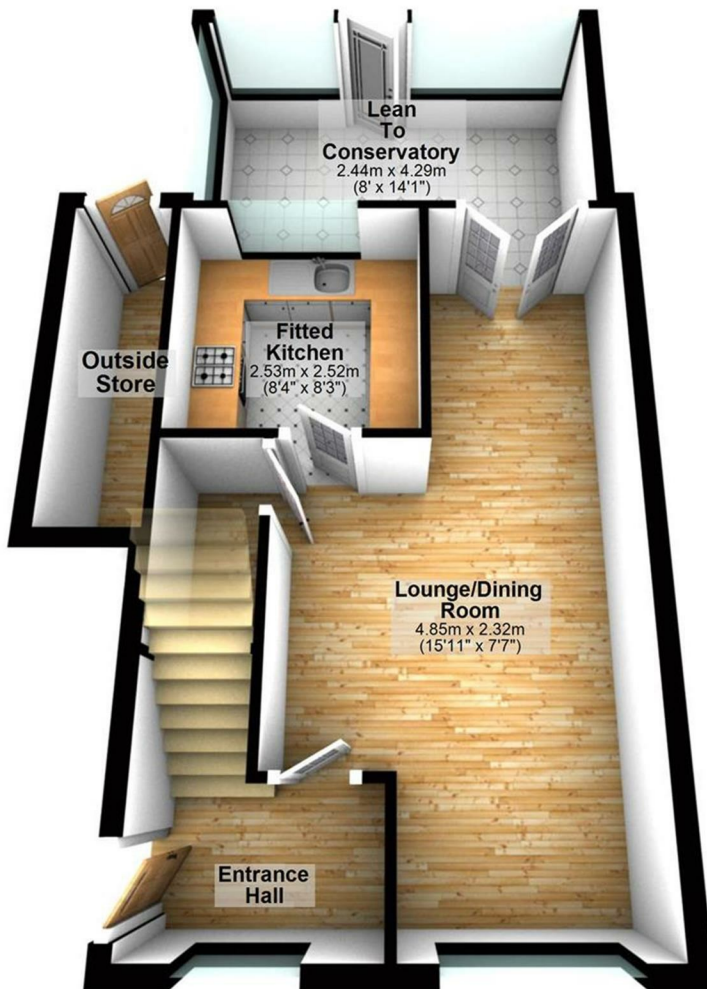
In the event of a Guarantor being required, the same reference procedure above will apply.

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



