



Property Consultants

Linking people to properties



£1,700 PCM
Waller Avenue, Leagrave
Luton, Beds LU4 9RR

dg Property Consultants are pleased to be instructed to offer for sale this spacious and extended 5 bedroom semi detached property, completely redecorated and located toward the Dunstable Road area. Accommodation comprises: Entrance hall, cloakroom, combined lounge/dining room, family room, fitted extended kitchen/breakfast room, 5 bedrooms, family bathroom, large rear garden, ample off road parking to the front, garage to be used as a store room only. Benefits include: Double glazing, gas c-h, redecoration and new flooring. Available straight away as unfurnished. Call Team DG on 01582-580500 to arrange your viewing.

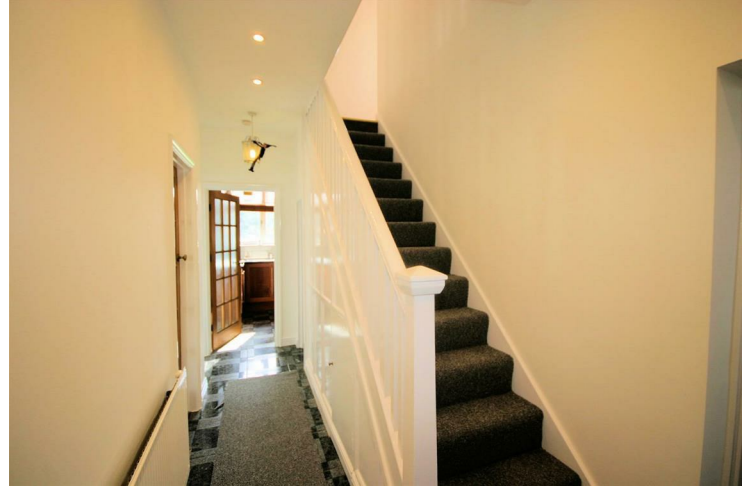
5 Bedroom Semi Detached
Combined Lounge / Dining Room
Separate Family Room
Cloakroom
Off Road Parking for 2 Vehicles
Kitchen/breakfast Room
Unfurnished
Large Rear Garden
Completely Redecorated
Available Straight Away

Ground Floor

Entrance Hall

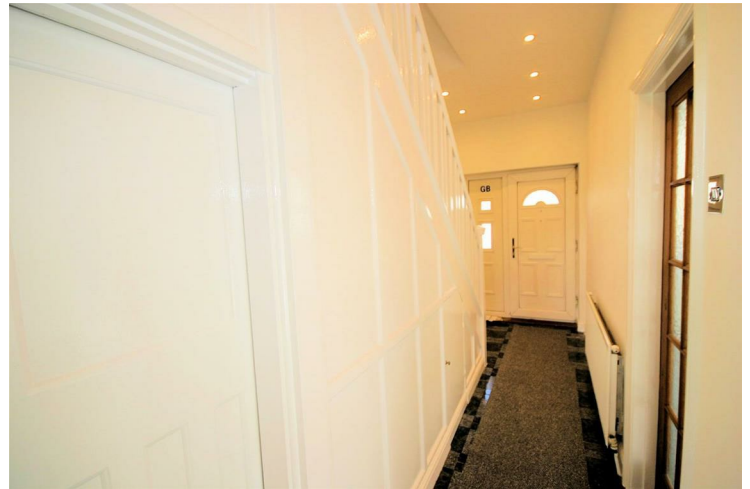
UPVC entrance door with UPVC to side panel to front, single radiator, ceramic tiled flooring, double power point(s) with recessed ceiling spotlights, newly carpeted stairs to first floor landing, door to lounge / dining room, door to family room, door to kitchen, door to cloakroom.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. The pictures illustrate. Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



View of Entrance Hall

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Lounge / Dining Room

26'0" x 9'4"

UPVC double glazed bow bay window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), decorative dado rail, four wall light points, coved ceiling with recessed ceiling spotlights, double glazed patio door to rear to garden.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated and brand new carpet. The pictures illustrate. Should you require larger pictures then these can be emailed on request. The pictures clearly illustrate internal condition. Should you require larger pictures then these can be emailed on request



View of Lounge / Dining Room

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Cloakroom

Two piece suite comprising, wash hand basin, low-level WC and extractor fan, full height ceramic tiling to all walls, ceramic tiled flooring.

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Family Room

15'10" x 10'6"

UPVC double glazed window to front, double radiator, wooden laminate flooring, double power point(s), dado rail, coved ceiling.

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View of Family Room

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Fitted Kitchen

9'10" x 18'4"

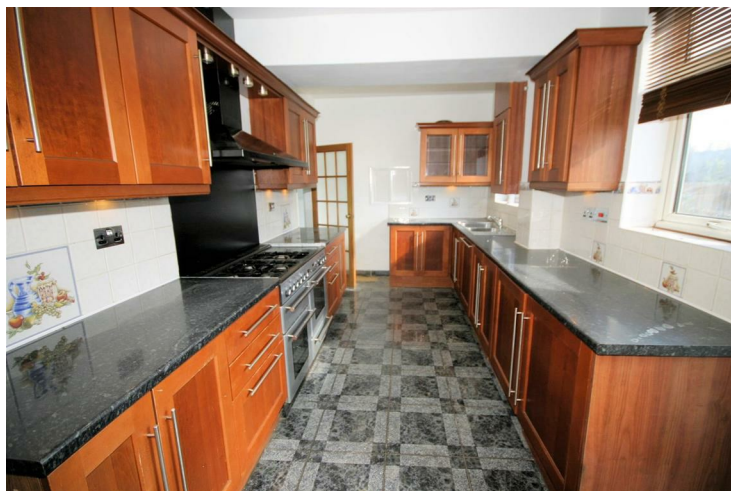
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, freestanding fridge/freezer, automatic washing machine and tumble dryer, cooker and range, gas with extractor hood over, (Appliances are left for the incoming tenants to use, should they breakdown they should be replaced with their own). Two uPVC double glazed windows to rear, single radiator, ceramic tiled flooring, double power point(s), serving hatch to Lounge/Diner, recessed ceiling spotlights, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, uPVC double glazed door to rear to garden, door to garage.



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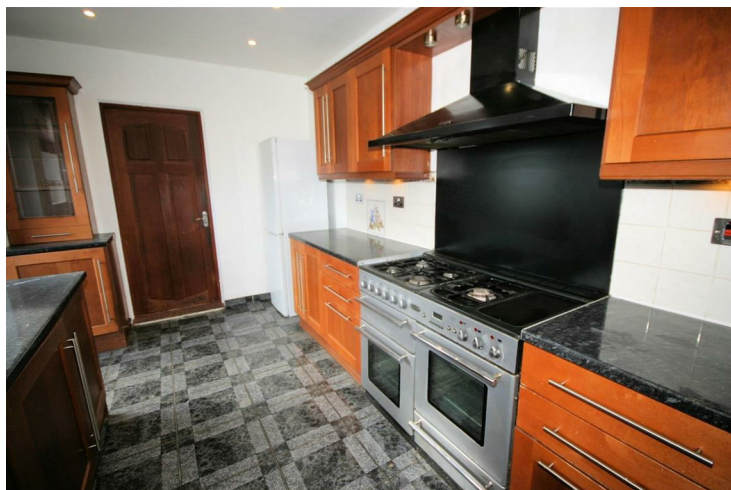
View of Kitchen

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View of Kitchen

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View of Hob

Appliances: Left 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

Appliances: Left 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 Freezer

Appliances: Left 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.



Fridge Freezer Outside

Appliances: Left 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

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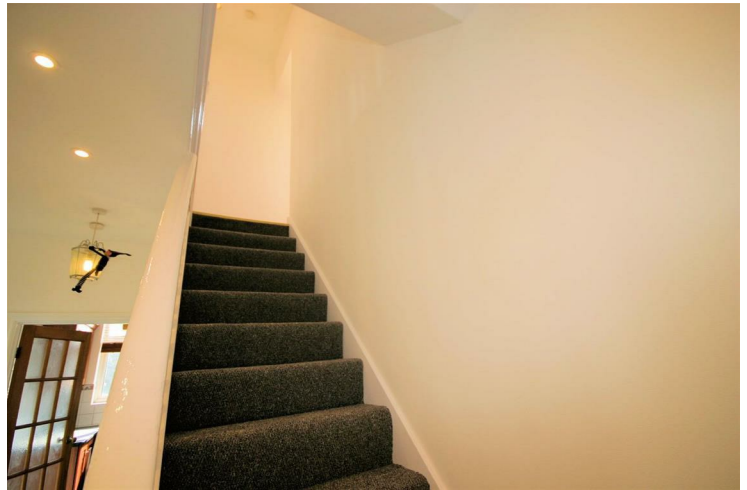
View of Washing Machine

Appliances: Left 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 Stairs

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First Floor

Landing

Wooden laminate flooring, double power point(s), access to loft space, door to all first floor rooms.

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Bedroom 1

12'0" x 11'11"

UPVC double glazed window to front, freestanding double wardrobe(s), double radiator, wooden laminate flooring, double power point(s), coved ceiling.

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View of Bedroom 1

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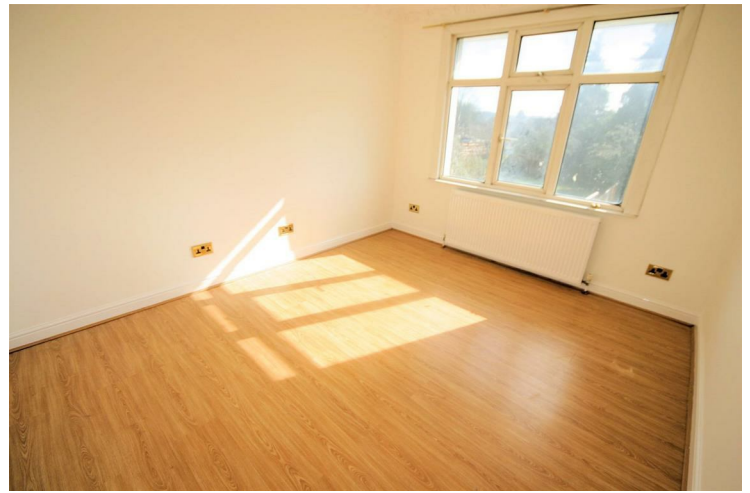


Bedroom 2

11'10" x 10'0"

UPVC double glazed window to rear, double radiator, wooden laminate flooring, double power point(s), coved ceiling.

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View of Bedroom 2

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Bedroom 3

11'7" x 11'8"

UPVC double glazed window to front, double radiator, wooden laminate flooring, double power point(s), coved ceiling.

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View of Bedroom 3

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Bedroom 4

12'3" x 11'8"

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

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View of Bedroom 4

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Bedroom 5

8'11" x 8'8"

UPVC double glazed window to rear, double radiator, fitted carpet, double power point(s), textured ceiling.

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Family Bathroom

Three piece suite comprising panelled bath with independent shower over and with glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to all walls, extractor fan, mirrored cabinets, uPVC double glazed window to front, ceramic tiled flooring with recessed ceiling spotlights.

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View of Bathroom

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Outside

Rear Garden

100ft in length, patio area, laid to lawn.

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



View of Rear Garden

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



View of Rear Garden

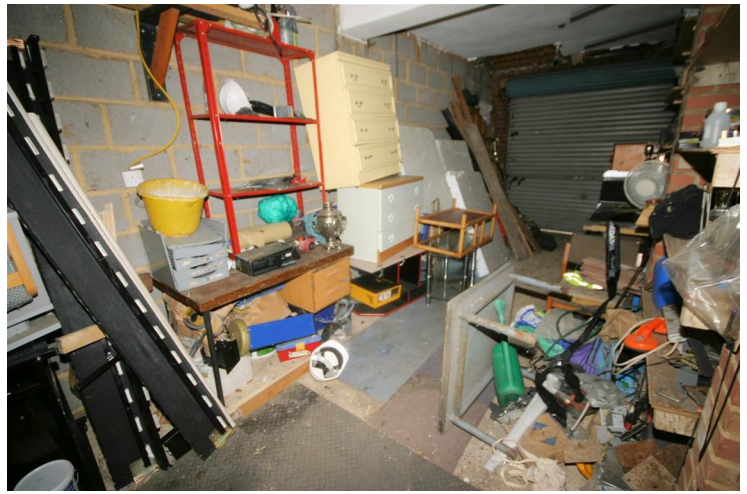
Rear Gardens: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



Double Length Garage

Garage for storage, power and light connected, two metal up and over door.

The landlord has some of his belonging left inside and will remain.



View of Garage Door (Inside)

Issue with up and over door please do not use this door. To gain access to garage use the door from the kitchen.

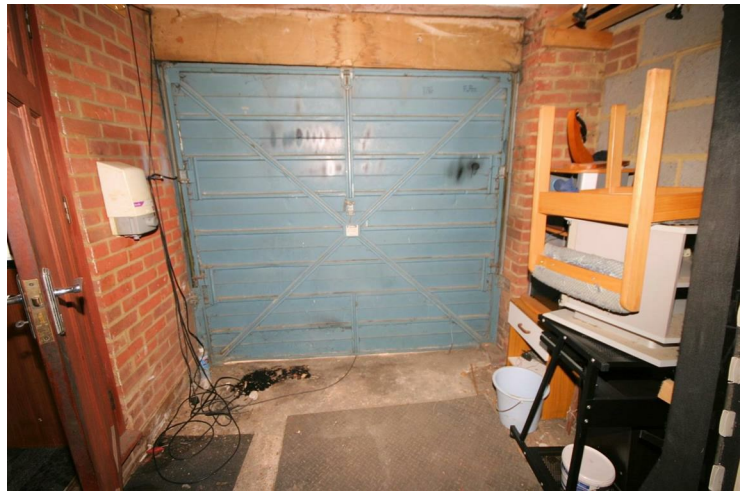


View of Garage Door (Outside)

Issue with up and over door please do not use this door. To gain access to garage use the door from the kitchen.



View of Garage to Garden



Keys

- 2 X Front Door keys
- 1 X Kitchen to Garden door
- 1 X Kitchen to Garage 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.

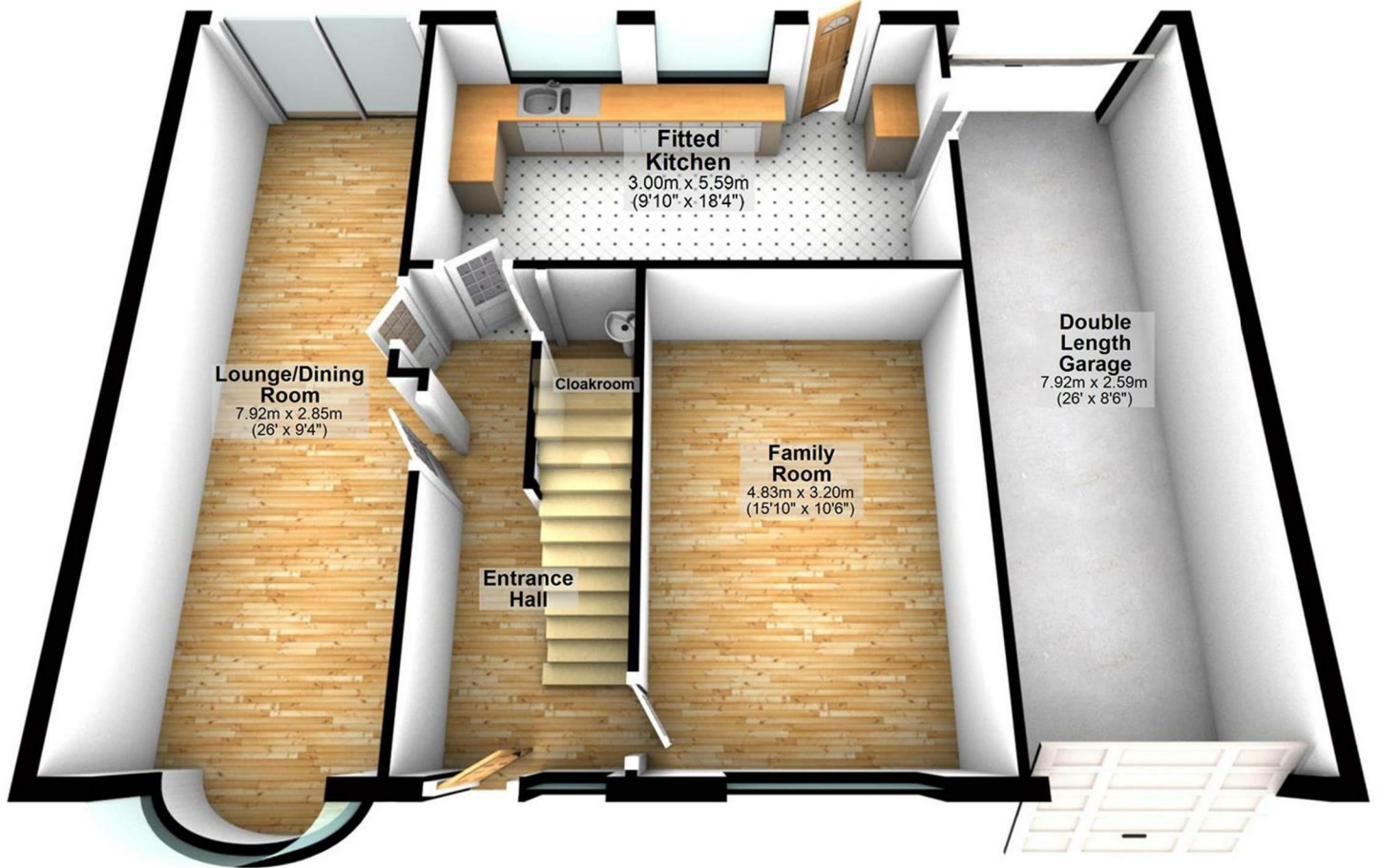
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

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. 86.8 sq. metres (934.6 sq. feet)



Total area: approx. 156.3 sq. metres (1682.4 sq. feet)

First Floor

Approx. 69.5 sq. metres (747.7 sq. feet)

