



Property Consultants

Linking people to properties



£1,200 PCM

Somerset Avenue, Round Green

Luton, Bedfordshire LU2 0PJ

dg Property Consultants Are offering this spacious and refurbished 3 bedroom End of Terrace property, located in the Round Green area of Luton. Ideally position for a commuter.

Accommodation comprising: Entrance hall, separate lounge & dining room, refitted kitchen, utility room, 3 bedrooms, family bathroom, front garden, good size large rear garden with garage for storage. Benefits include: New flooring throughout, Double Glazing & Gas c-h. Available straight away as unfurnished.

Call Team DG to arrange your viewing 01582-580500

Re-Furnished Property
Two Reception Rooms
Fitted Kitchen
New Flooring
Double Glazing & Gas C-H
Available Straight Away
Unfurnished
Garage To The Rear
Front & Rear Gardens
Ideal For A Commuter

Ground Floor

Storm Porch

Entrance Hall

Replacement PVCu double glazed window to side, Replacements UPVC window to the side aspect, single radiator, newly fitted carpet, double power point(s), under stairs storage cupboard with wall mounted gas boiler serving heating system and domestic hot water, carpeted stairs to first floor landing, door to dining room, opening to kitchen, door to lounge.

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

12'8" x 10'6"

Replacement PVCu double glazed window to front, single radiator, newly fitted carpet, double power point(s), picture rail, textured ceiling.

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View of Lounge

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Dining Room

10'8" x 10'6"

Door to Utility Room, with side window to rear, single radiator, feature fireplace, newly fitted carpet, double power point(s).

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View of Dining Room

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Fitted Kitchen

10'9" x 6'4"

Refitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks to two walls, gas freestanding cooker with extractor fan over, undercounter fridge, replacement PVCu double glazed window to rear, single radiator, newly fitted vinyl flooring, double power point(s), coving to textured ceiling, door to utility room.

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View of Kitchen

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View of Kitchen

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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 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

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.



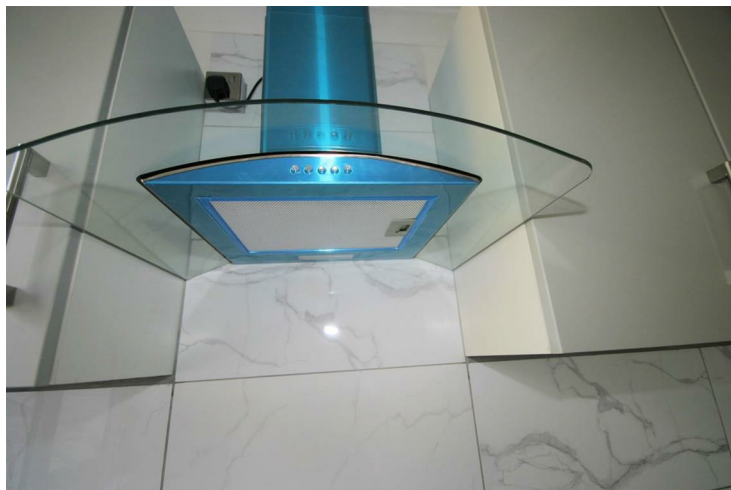
View of Fridge

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 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.



Utility Room

8'6" x 7'6"

Newly fitted vinyl flooring, double power point(s), plumbing washing machine, PVCu double glazed french double doors to garden.

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View of Utility Room

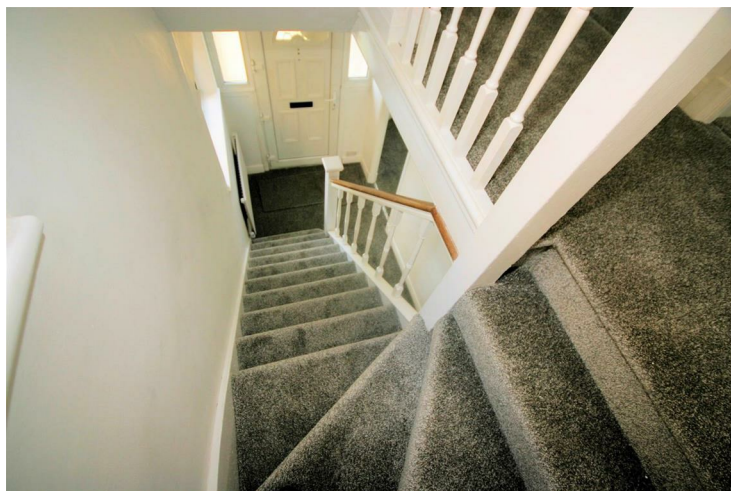
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First Floor

View of Stairs

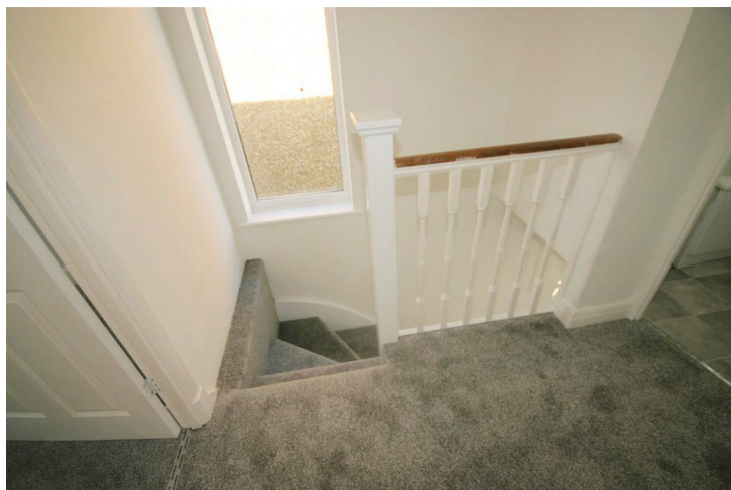
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Landing

Replacement PVCu double glazed window to side, newly fitted carpet, access to loft space.

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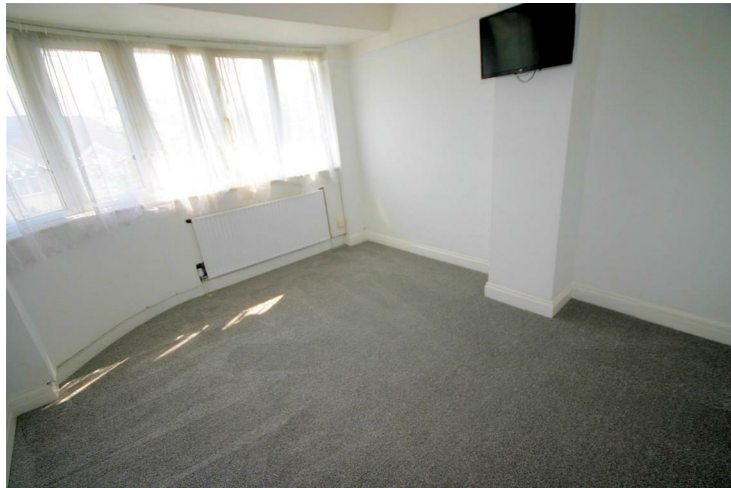


Bedroom 1

10'6" x 9'11" max

Replacement PVCu double glazed window to front, single radiator, newly fitted carpet, picture rail, power points.

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View of Bedroom 1

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Bedroom 2

10'10" x 10'6"

Replacement PVCu double glazed window to rear, single radiator, newly fitted carpet, double power point(s), picture rail.

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View of Bedroom 2

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Bedroom 3

10'10" x 6'0"

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View of Bedroom 3

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Family Bathroom

Replacement PVCu double glazed window to front, three piece suite comprising panelled bath with hand held shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, single radiator, vinyl flooring.

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Outside

Front Garden

Retaining brick wall to front, mainly laid to lawn, gated side access to 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

Enclosed by timber panelled fence to rear and sides, paved and gravel patio area, mainly laid to lawn, side access to front of the property, access to storage garage.

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.



Single Garage

Storage garage located to the rear of the garden with access via door from garden, only usable as a storage unit only.

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 Garage

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 Patio

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



KEYS

2 x front door keys

2 x back door keys

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.

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. 61.7 sq. metres (663.8 sq. feet)



Total area: approx. 104.4 sq. metres (1123.7 sq. feet)

First Floor
Approx. 42.7 sq. metres (459.9 sq. feet)



