



# Property Consultants

Linking people to properties



**£1,100 PCM**  
**Dexter Close**  
**Luton, Beds LU3 4DX**

\*dg Property Consultants\* A spacious and very well presented 2 bedroom terrace property located on the sought after Barton Hills development. Available straight away as unfurnished. Accommodation comprises: Entrance lobby, living room, landing, re-fitted kitchen/dining room, 2 good size bedrooms master with double wardrobes, modern bathroom with electric shower. Front and rear gardens, plus off road parking to front drive. Benefits include: Gas central heating (new boiler), double glazing. Call Team DG on 01582-580500 to arrange your viewing.

2 Bedroom Terraced  
Modern Kitchen  
Re-fitted Bathroom  
Well Presented Rear Garden  
Gas Central Heating + New Boiler  
Very Well Presented  
Off Road Parking  
Popular Location  
Sought After Location  
Unfurnished & Available Straight Away

dg Property Consultants - Residential Sale - Lettings & Management

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

Sales: T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

Lettings: T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

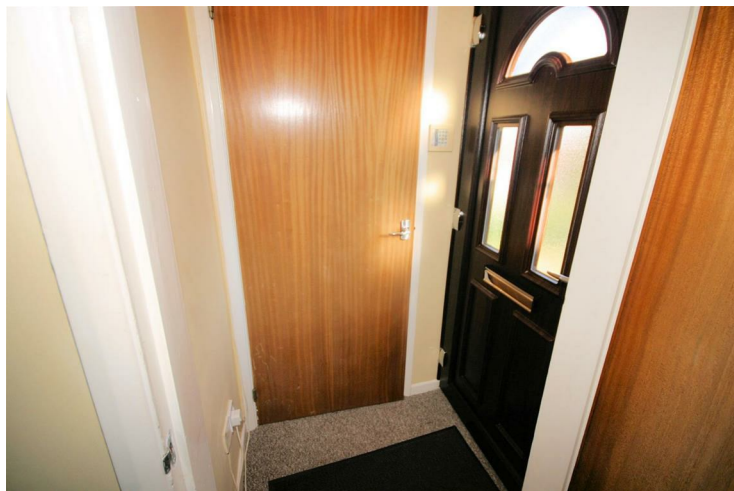


## Ground Floor

### Entrance Lobby

uPVC double glazed entrance door, fitted carpet, power point(s), textured ceiling, door to Living room, door to storage cupboard.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have 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



### Storage Cupboard

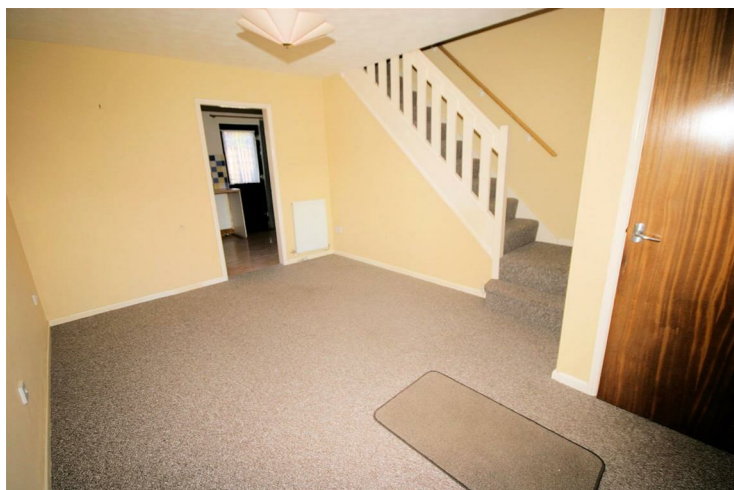
Fitted carpet, Electric consumer unit and electric meter.

### Living Room

14'10" x 10'6"

Window to front, two double radiators, fitted carpet, cable TV point(s) TV aerial point(s), double power point(s), textured ceiling, smoke alarm, carpeted stairs to first floor landing.

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### View of Living Room

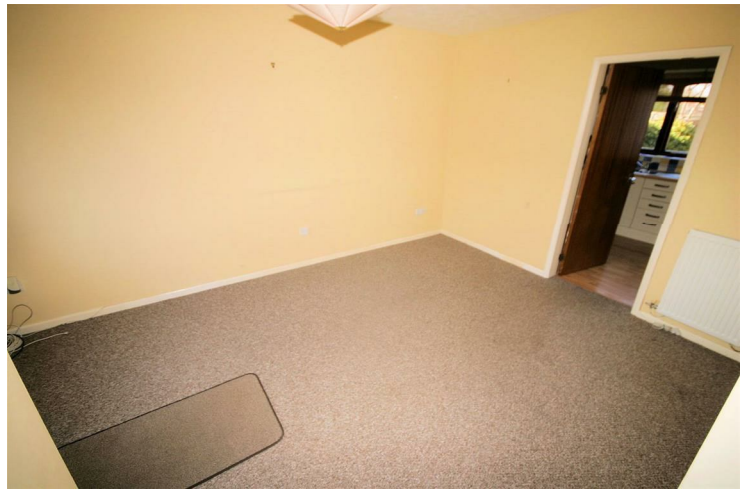
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## Kitchen/Dining Room

8'6" x 13'2"

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, plumbing and space for automatic washing machine, space for fridge/freezer, built-in electric oven, four ring hob with extractor hood, window to rear with blind, single radiator, vinyl flooring, double power point(s), textured ceiling, wall mounted concealed gas boiler serving heating system and domestic hot water with heating timer control, CO Alarm, Upvc double glazed door to rear garden, dining room kitchen, door to understairs cupboard.

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## View of Kitchen/Dining Room

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### **View of Kitchen/Dining Room**

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### **View of Hob**

Appliances: 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: 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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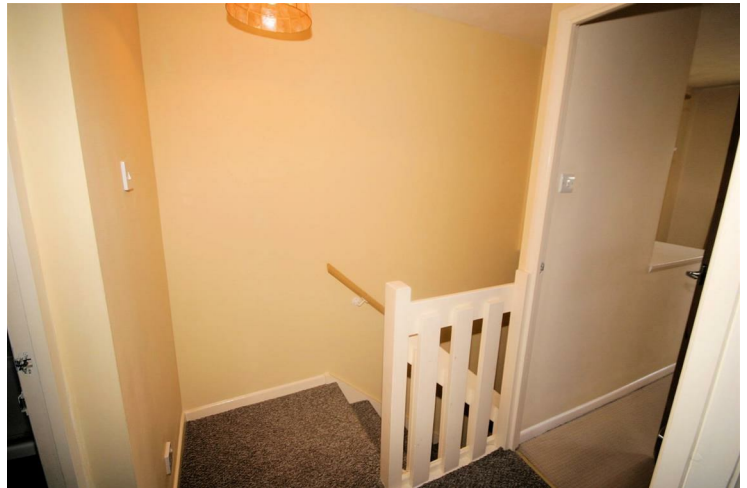


### First Floor

#### Landing

Fitted carpet, power point(s), textured ceiling with smoke detector, access to loft space, airing cupboard, doors to all first floor rooms.

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## Bedroom 1

11'0" x 13'2"

Two windows to front with curtains and poles, Freestanding double wardrobes, single radiator, fitted carpet, TV point, double power point(s), fitted shelving, textured ceiling. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have 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



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## View of Bedroom 1

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## Bedroom 2

12'2" x 7'3"

Window to rear with curtains and poles, single radiator, fitted carpet, power point(s), textured ceiling.

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## View of Bedroom 2

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## Family Bathroom

Three piece suite comprising panelled bath with independent electric power shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, wall mounted mirror and shelve, window to rear, single radiator, vinyl flooring, textured ceiling.

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### **View of Bathroom**

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### **View of Bathroom**

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### **Outside**

#### **Front Garden**

Laid to lawn with mature shrubs.

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

#### **Rear Garden**

Paved and gravel rear garden, mature shrubs, garden shed with tools to use, rear gate allowing access to the front of the property.

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





### **View of Rear Garden**

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



### **View of Rear Garden**

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



### **KEYS**

2 X FRONT

2X BACK DOOR

### **Off Road Parking**

Off road parking space to the front of the property to drive.



### **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 Printed Name.**

Tenant(s) Name(s):

**Tenants Signature.**

Tenant(s) Signatures:

**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.

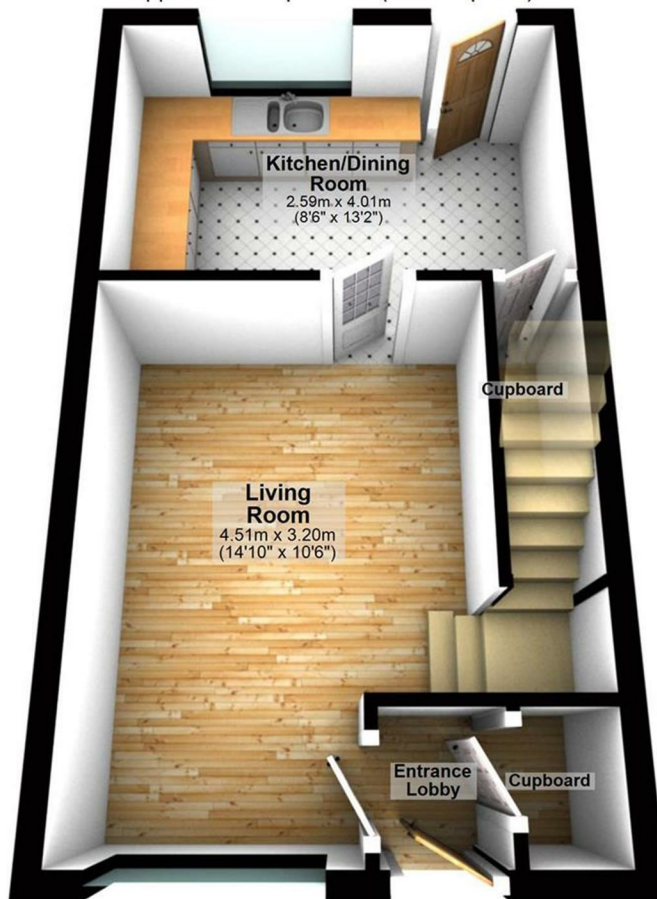
**MISDESCRIPTIONS ACT - Lettings**

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. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 58.5 sq. metres (629.8 sq. feet)

# First Floor

Approx. 28.7 sq. metres (308.7 sq. feet)





