



Property Consultants

Linking people to properties



£1,750 PCM

Foxhill, Bushmead

Luton, Beds LU2 7YR

DG Property Consultants are pleased to be offering this spacious and very well maintained 4 bedroom 3 reception room detached residence, located on the sought after Bushmead development. Available from April 2023 as unfurnished.

Accommodation comprises: Entrance hall, cloakroom, 3 reception rooms plus 18'x10' conservatory, fully fitted kitchen, 4 double bedrooms, 3 x En-suite plus family bathroom, front and rear gardens, ample off road parking and single garage. Benefits include: Double glazing & gas central heating.

Viewing is a must to fully appreciated.

Call Team DG on 01582-580500 to arrange your viewing.

4 Bedroom Detached
3 Reception Rooms
18' X 10' Conservatory
Fully Fitted Kitchen
3 X En- Suite Shower Room
Cloakroom
Double Glazing & Gas C - H
Superb Condition Throught
Bushmead Development
Must Be Viewed

dg Property Consultants - Residential Sale - Lettings & Management

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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 Hall

PVCu entrance door, single radiator, ceramic tiled flooring, power point(s), coving to textured ceiling, under-stairs storage cupboard, door to living room, door to kitchen.

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: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Living Room

15'10" x 12'0"

Replacement PVCu double glazed window to front, single radiator, fitted carpet, telephone point(s), TV point(s), power point(s), dado rail, coving to textured ceiling, stairs, opening to dining room.

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View of Living Room

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Dining Room

12'0" x 9'11"

Fitted carpet, double power point(s), dado rail, coving to textured ceiling, door to kitchen, double glazed patio doors to conservatory.

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View of Dining Room

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Back Room

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Conservatory

18'0" x 10'0"

Brick and PVCu double glazed construction with PVCu double glazed windows, vent windows, double glazed polycarbonate roof and power and light connected, double radiator, ceramic tiled flooring, PVCu double glazed patio doors to garden.

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Fitted Kitchen

13'4" max x 8'11"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge/freezer, dishwasher, automatic washing machine and cooker, gas and electric points for cooker, replacement PVCu double glazed window to rear, double radiator, ceramic tiled flooring, power point(s), textured ceiling, archway opening to family room.

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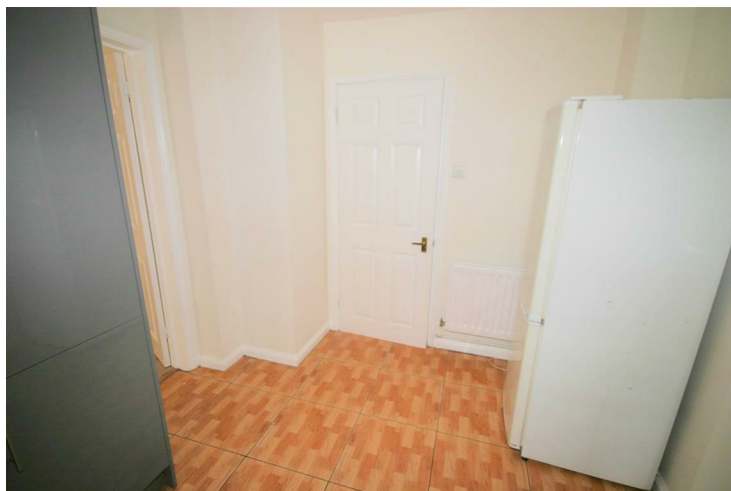
View of Kitchen

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View of Kitchen

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View of Dishwasher

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 Grill

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 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 Extractor

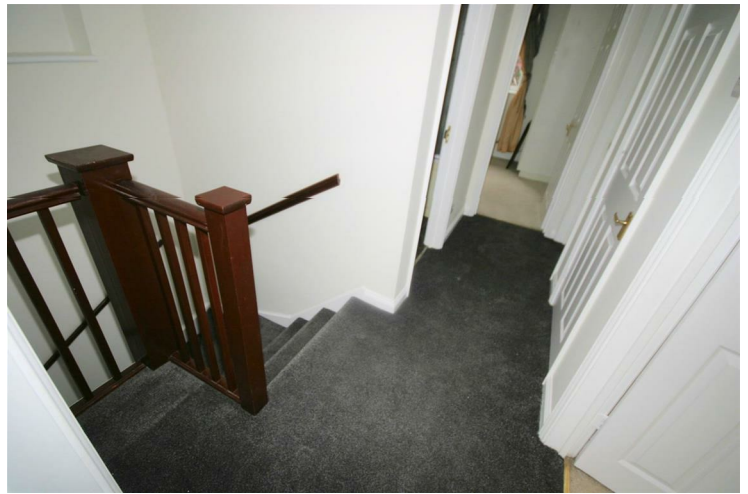
Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



First Floor

Landing

Fitted carpet, power point(s), textured ceiling, access to loft space, airing cupboard housing hot water tank. 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: No visible marks to walls, ceiling and internal doors. The flooring is left clean and well presented. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



Bedroom 1

18'0" x 9'0"

Two replacement PVCu double glazed windows to front, two single radiators, fitted carpet, power point(s), textured ceiling, door to en-suite shower room.

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View of Bedroom One

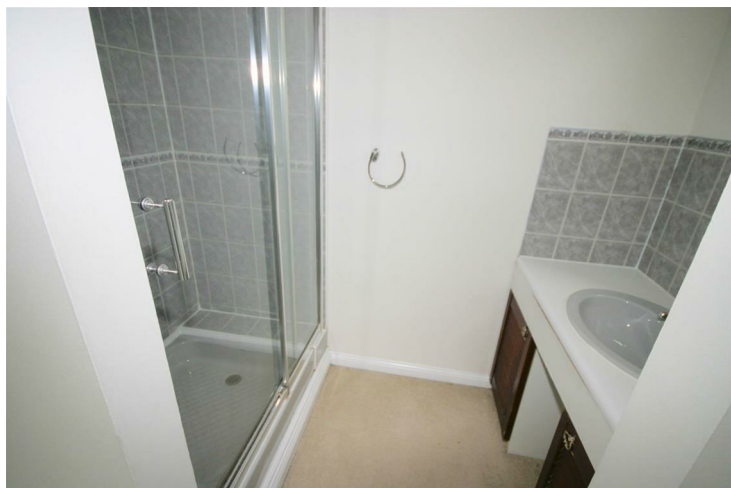
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En-suite Shower Room

Three piece suite comprising tiled shower cubicle with power shower and glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan full height ceramic tiling to all walls, ceramic tiled flooring, textured ceiling with recessed ceiling spotlight.

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Bedroom 2

18'0" x 8'10"

Two replacement PVCu double glazed windows to rear, built-in double wardrobe(s), two single radiators, fitted carpet, double power point(s), textured ceiling, door to en-suite shower room.

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View of Bedroom 2

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En-suite Shower Room

Three piece suite comprising tiled shower cubicle with power shower and glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, ceramic tiled flooring, textured ceiling with recessed ceiling spotlights.

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Bedroom 3

13'0" x 10'0"

Replacement PVCu double glazed window to front, fitted wardrobe(s), vanity and drawers, single radiator, fitted carpet, power point(s), textured ceiling, open plan to:

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View of Bedroom 3

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En-suite Shower Room

Two piece suite comprising tiled double shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and shaver point, replacement PVCu double glazed window to side, fitted carpet, textured ceiling.

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Bedroom 4

11'3" x 9'11"

Replacement PVCu double glazed window to rear, fitted double wardrobe(s) with full-length mirrored sliding doors, fitted carpet, power point(s), textured ceiling.

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Family Bathroom

Three piece suite comprising panelled bath with independent shower over and folding glass screen, pedestal wash hand basin and low-level WC, full height ceramic to all walls, extractor fan, shaver point, ceramic tiled flooring with skylight.

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Outside

Front Garden

Driveway to the front leading to garage and side and providing off-road parking, mainly laid to lawn, gated side access to rear.

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



Single Garden

Single garage with power and light connected, metal up and over door.

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



View of Garden

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



View of Garden

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



View of Garage

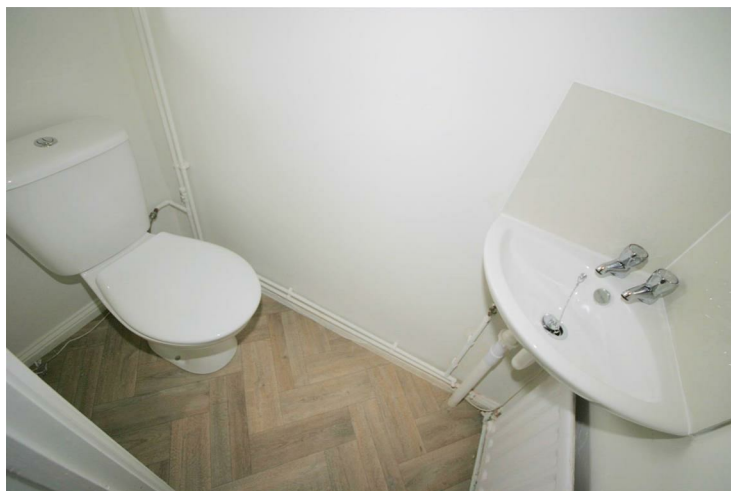
Empty and should be presented back when exiting the property.



Cloakroom

Replacement PVCu double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, full height ceramic tiling to all walls, single radiator, ceramic tiled flooring, textured ceiling.

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KEYS

1 X FRONT DOOR KEY

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.

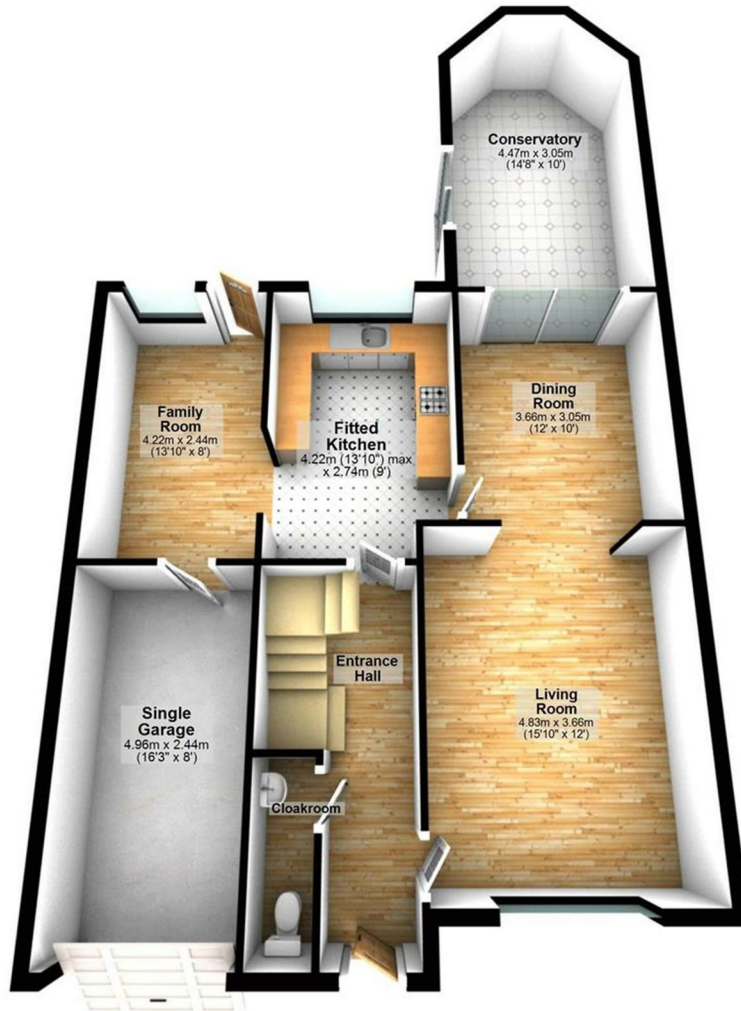
In the event of a Guarantor being required, the same reference procedure above will apply.

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



First Floor



