



# Property Consultants

Linking people to properties



## **£1,250 PCM**

### **Wiseman Close, Bushmead**

### **Luton, Bedfordshire LU2 7GE**

\*dg Property Consultants\* are pleased to be offering this superbly presented 2 bedroom terraced property on the sought after Bushmead development, close to open countryside.

Accommodation comprising: Entrance porch leading into a good size lounge, modern fitted combined kitchen/diner with appliances, 2 equal sized bedrooms and a modern refitted bathroom with mixer shower.

Benefits Include: Double Glazing, gas central heating, off road parking to the front, plus front and rear gardens. Offered as unfurnished & available from the 28th August 2023.

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

Superbly Presented 2 Bed Terrace

Good Size Lounge

Modern Fitted Kitchen/Diner

Appliances

Gas Central Heating & Dble Glzg

Off Road Parking

Two Equal Sized Bedrooms

Modern Fitted Bathroom + Shower

Sought After Location

Don't Miss Out - Must Be Viewed!!!!

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 Porch

UPVC double glazed window to side with matwell, door to lounge.

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



### Lounge

12'6" x 11'6"

Double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, stairs to first floor landing, door to kitchen/Diner.

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### View of Lounge

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## **Kitchen/Diner**

10'8" x 11'6"

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 with tiled splashbacks, fridge/freezer and automatic washing machine, electric oven, gas hob with extractor hood over, double glazed window to rear, double radiator, ceramic tiled flooring, double power point(s), wall mounted gas boiler serving heating system and domestic hot water, door to rear to garden, door to storage cupboard. Dining area.

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## **View of Kitchen/Diner**

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## **View of Kitchen/Diner**

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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 Ext**

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### **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**

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 Washing Machine**

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 Fridge**

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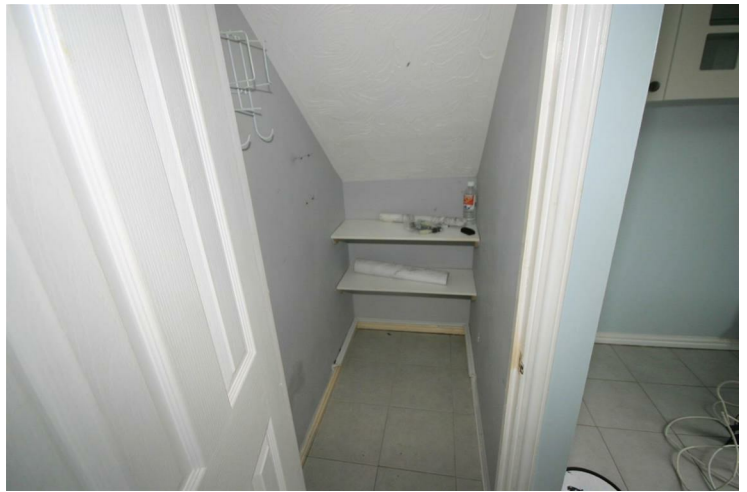
### **View of Freezer**

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.



## Storage Room

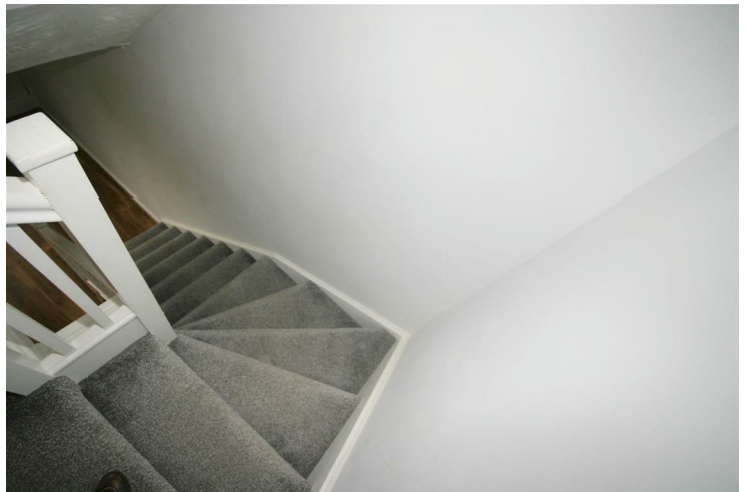
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## First Floor

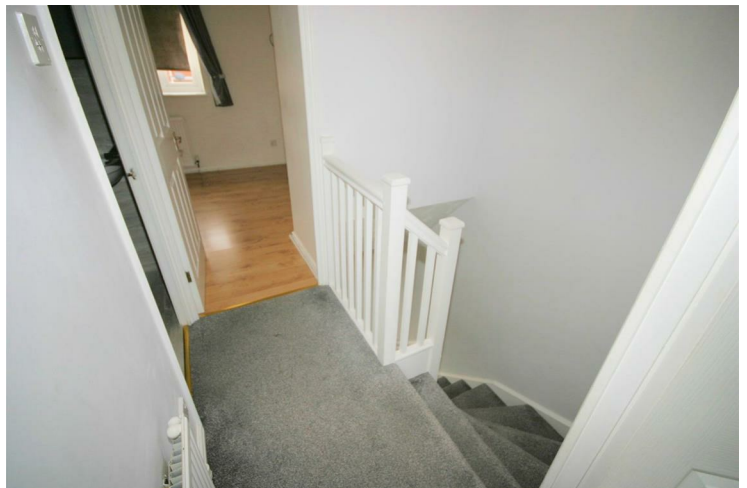
### View of Stairs

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### Landing

Fitted carpet, power point(s), access to loft space, door to: Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. 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



### **Bedroom 1**

7'10" x 11'6"

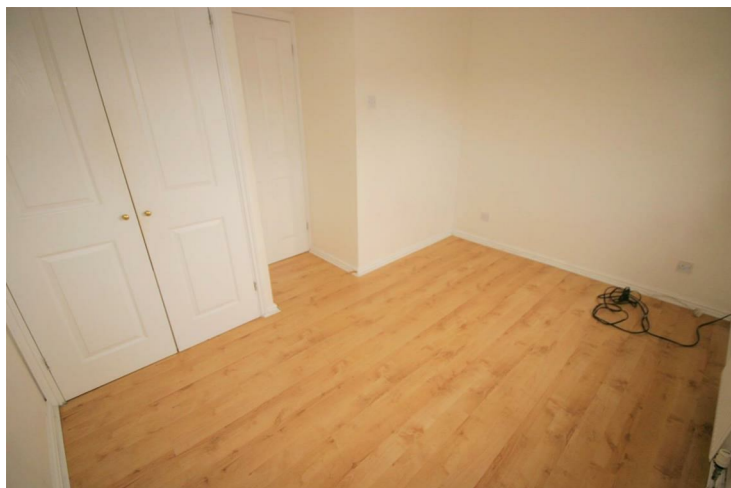
Double glazed window to front, built-in double wardrobe(s), single radiator, wooden laminate flooring, double power point(s).

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### **View of Bedroom 1**

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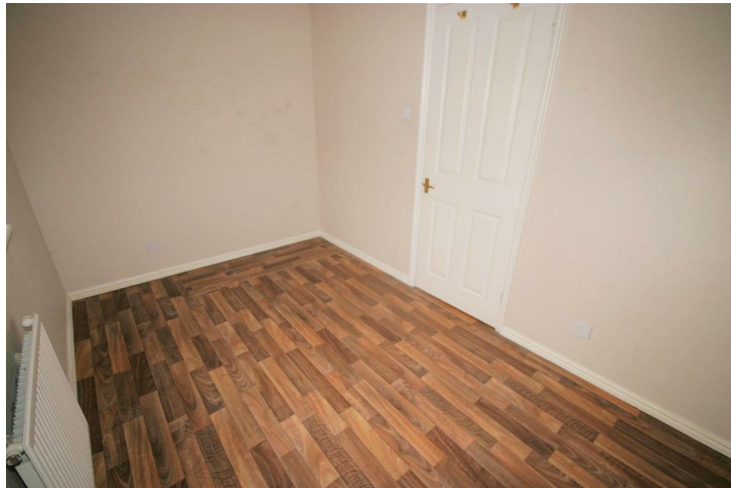


### **Bedroom 2**

8'5" x 11'6"

Window to rear, single radiator, wooden laminate flooring, double power point(s).

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## View of Bedroom 2

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## Family Bathroom

Refitted with three piece comprising panelled bath with mixer shower over and glass screen, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, extractor fan, radiator, ceramic tiled flooring. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. 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 Family Bathroom

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## Outside

### Front Garden

Front with off road parking and path to the front of the property.

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

### View of Front Garden

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



### Rear Garden

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

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



### Off Road Parking

Off road parking space to front drive.  
Rear Gardens: 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
- 1 x Back Door Key
- 1 x Shed Padlock Key
- 1 x Window Lock Keys
- 1 x Gas meter Keys

## **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.

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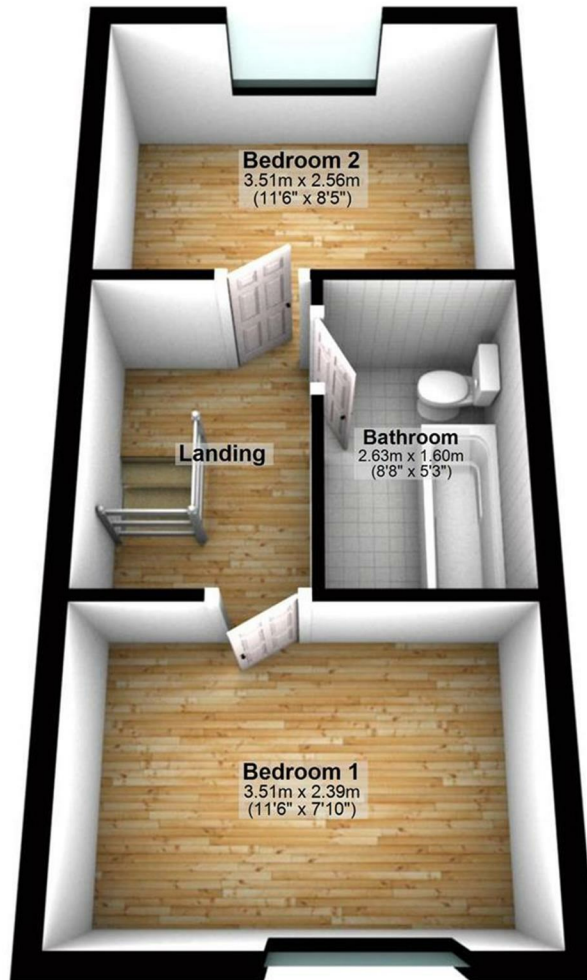
## **MISDESCRIPTIONS ACT - Lettings**

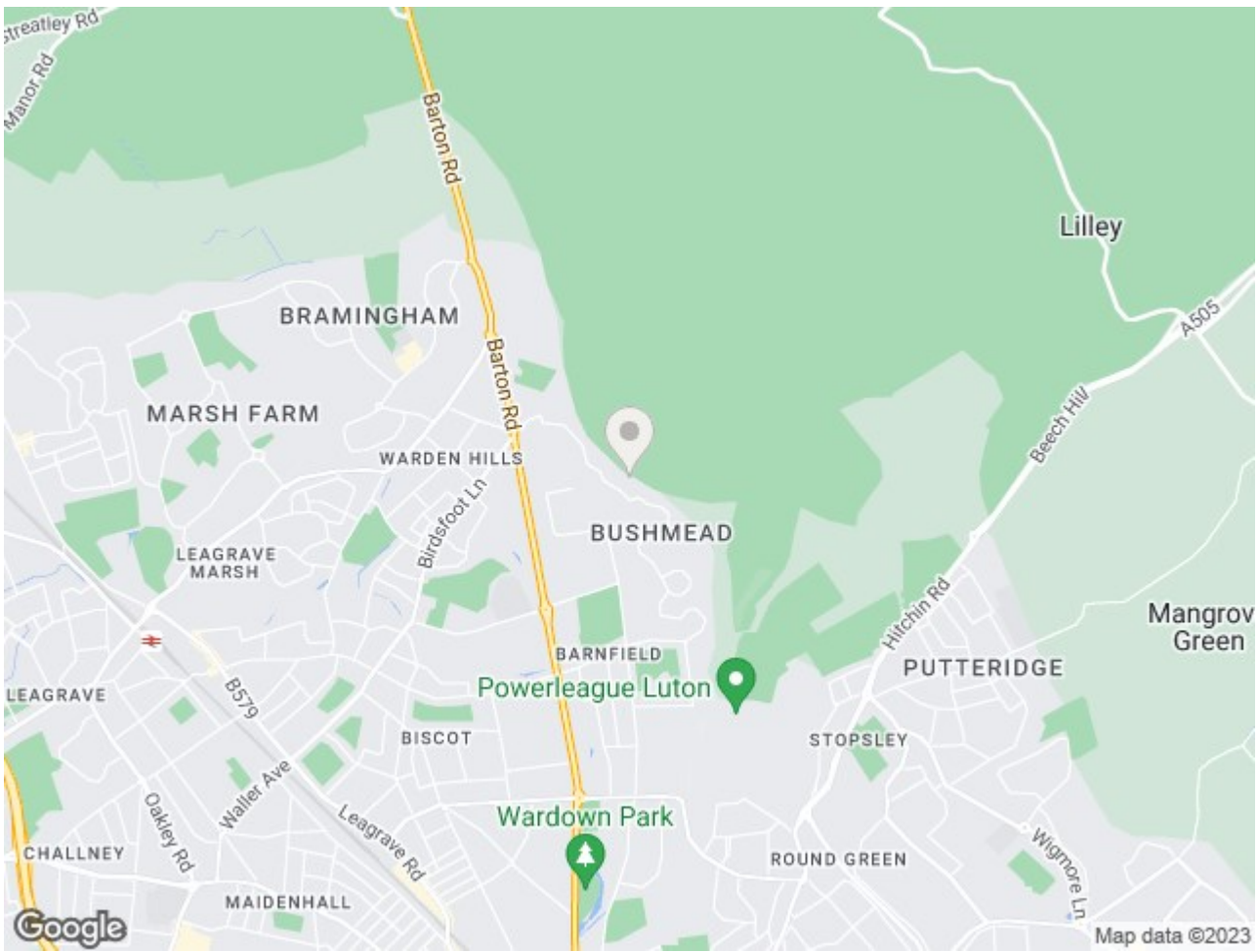
MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All 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





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