

dg Property Consultants

Linking people to properties



£1,500 PCM **Challney Close** **Luton, Bedfordshire LU4 9TF**

dg Property Consultants A superbly presented and spacious 3 bedroom detached Bungalow, located towards the L&D borders. Accommodation comprises: Entrance hall, large combined lounge/dining room, refitted kitchen/breakfast room, 3 good size bedrooms, refitted modern family bathroom. Benefits include: Gas central heating, double glazing, front & rear gardens, ample off road parking plus single garage. Available from 07th October 2023 as unfurnished.

Viewing is a must!

Call Team DG to arrange your viewing on 01582-580500

Detached Bungalow
Superbly Presented Throughout
3 Bedrooms
Combined Lounge/ Diner
Fitted Kitchen/Diner
Double Glazed & Gas C-H
Garage & Off Road Parking
Modern Bathroom
Front & Rear Gardens
Available from 07th October 2023

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 Hall

13'3" x 3'7"

Wooden laminate flooring, double power point(s), access to loft space, smoke detector, storage cupboard, opening kitchen breakfast room, door to lounge/dining room, doors to bedrooms and bathroom.

Left clean, tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, all walls have been redecorated, not the woodwork or the ceilings. The pictures clearly illustrate internal condition on entry 13-10-2023. Should you require larger pictures then these can be emailed on request.



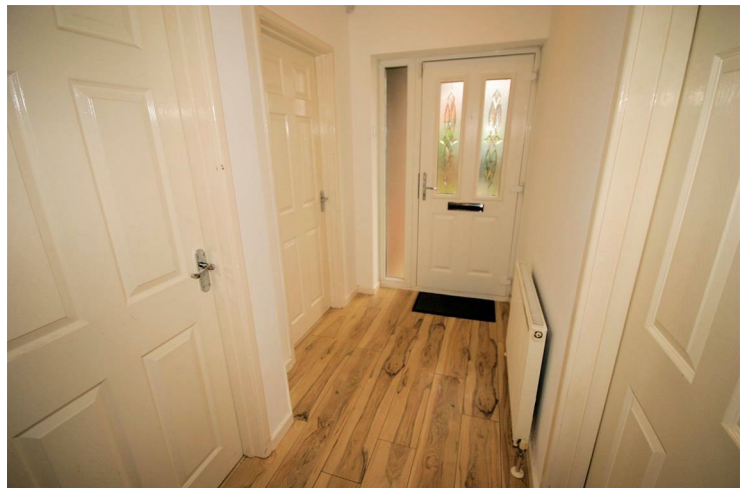
View of Entrance Hall

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View of Entrance Hall

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Lounge/Dining Room

21'0" x 11'5"

Two replacement uPVC double glazed windows to rear incorporating uPVC double glazed French double doors to rear to garden with curtains, two double radiators, fitted carpet, TV point(s), double power point(s), feature fireplace with electric convector fire with remote control.

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View of Lounge/Dining Room

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Kitchen/Breakfast Room

9'11" x 11'3"

Refitted 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, Appliance: Fridge/freezer, this is left for the tenants to use, but should they break down, then the tenants should replace them with their own appliances, built-in oven, built-in four ring gas hob with extractor hood over, replacement uPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s) with fluorescent strip, Upvc double glazed door to rear garden.

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View of Kitchen/Breakfast Room

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View of Kitchen/Breakfast Room

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Bedroom 1

12'11" x 13'8"

Replacement uPVC double glazed bay window to front with blinds, two fitted double wardrobe(s) and 2 x bedside cupboards, double radiator, fitted carpet, double power point(s).

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View of Bedroom 1

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Bedroom 2

12'6" x 10'6"

Replacement uPVC double glazed bay window to front with blinds, double radiator, fitted carpet, double power point(s), wardrobe.

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View of Bedroom 2

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Bedroom 3

7'6" x 11'5"

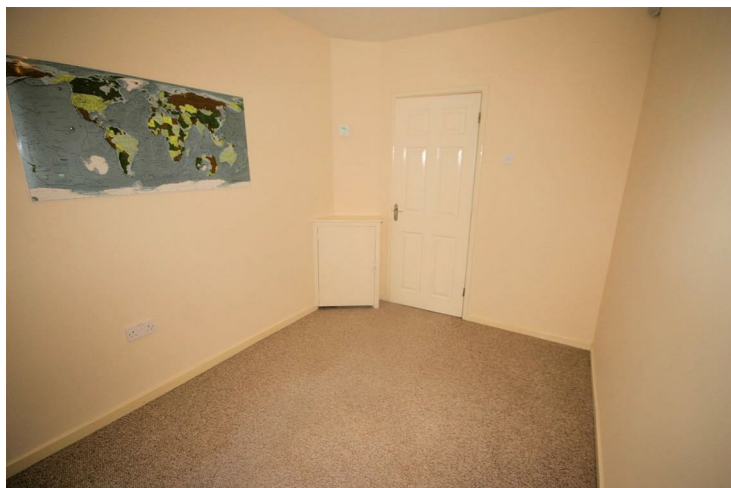
Replacement uPVC double glazed window to side with blinds (top broken slightly), single radiator, fitted carpet, telephone point, cable, double power point(s).

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View of Bedroom 3

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Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent shower over, wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, window to rear, ceramic tiled flooring.

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View of Family Bathroom

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Outside

Front Garden

Front boundary wall, laid to lawn, ample off road parking for 2/3 vehicles, access to the garage, access to the rear garden via garage.

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

Rear Garden

Enclosed by timber fencing, laid to lawn, side flower borders with mature shrubs plus gravelled border. two patio area, one to the house and one to the rear of the garden. Access to the front via the garage.

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

Detached garage with up and over door, Upvc window to the rear along with Upvc door to rear garden, power & lighting connected.

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.



Single Garage

16'6" x 8'6"

Single detached garage with up and over door, Upvc window to the rear, along with a Upvc door to the rear garden. Garden tools left.

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

View inside Garage

Garage: Left neat and tidy as season presents. 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.



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 Fridge/Freezer

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.



Keys

2 x Front, Side and French door keys (same key does all locks).

1 x Front Garage Door Lock.

1 x Rear Garage Door Lock.

Window Keys have been left on the handles on the windows.

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:

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.

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.

Ground Floor



