



DG
Property
Consultants
Estd. 2000



£1,395 PCM
Poplar Avenue, Warden Hills
Luton, Bedfordshire LU3 2BP

dg Property Consultants Are offering this superbly presented and spacious plus, fully refurbished extended 2 bedroom Semi Detached Bungalow, located in the sought after Warden Hills area of Luton.

Accommodation comprising: Entrance hall, combined lounge/dining room, fitted kitchen with appliances, 2 double bedrooms the master with a walk-in wardrobe, refitted family bathroom, front garden, good size rear garden with single garage and side driveway offering ample off road parking. Benefits include: Redecorated and new flooring throughout, Double Glazing & Gas central-heating. Available from 04 January 2024 as unfurnished.

Call Team DG to arrange your viewing 01582-580500

Fully Refurbished
2 Bedroom Bungalow
Combined Lounge/Diner
Fitted Kitchen + Appliances
Re-fitted Shower Room
Double Glazed & Gas C-H
Ample Off Road Parking
Unfurnished & Available From 04-01-2024
Warden Hills, Sought After Location
Superb Condition Throughout



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500



Ground Floor

Entrance Hall

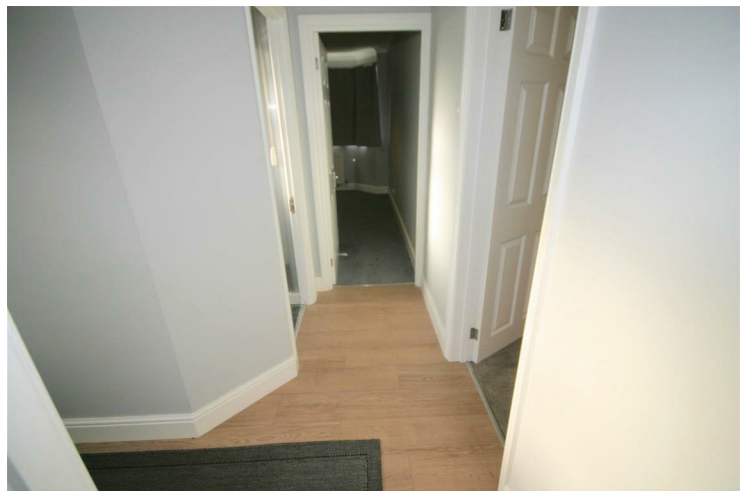
Composite entrance door, single radiator, wooden laminate flooring, telephone point(s), coved ceiling, door kitchen, both bedrooms and shower room.

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

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

18'6" x 19'4"

Replacement uPVC double glazed window to rear with chrome curtain pole, two single radiators, one double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coved ceiling with three chrome 3 gang lights, three chrome matching wall lights, uPVC double French double doors to rear to garden with chrome curtain pole, access from the kitchen.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as 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 Lounge/Dining Room

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as 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 Lounge/Dining Room

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as 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 Lounge/Dining Room

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



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500



View of Lounge/Dining Room

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



Fitted Kitchen

12'4" x 9'6"

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, built-in integrated fridge/freezer, automatic washing machine (washing machine left for any tenant(s) to use, but should it break down then they should replace it with their own), built-in eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, replacement uPVC double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), coved ceiling with four gang spotlight, door lounge/dining room.

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



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500



View of Kitchen

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



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.



Bedroom 1

17'2" x 9'6"

Replacement uPVC double glazed window to front with curtain rail, double radiator, fitted carpet, double power point(s), coved ceiling with ceiling pendant light and shade.

Door to walk-in wardrobe.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as 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 Bedroom 1

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



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

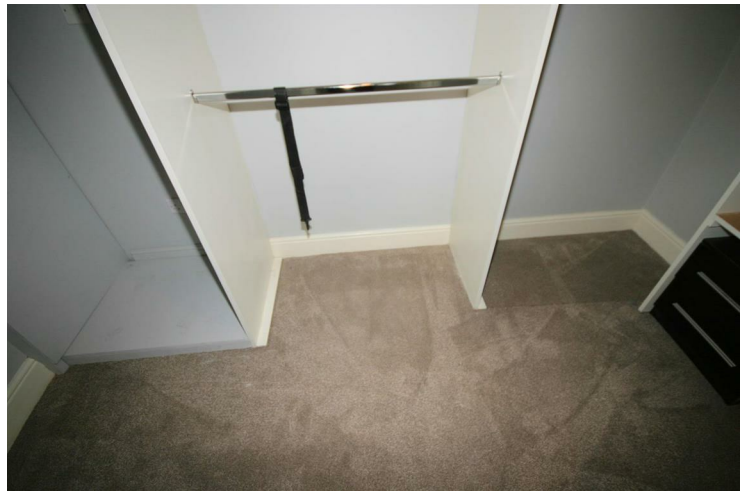
dgpropertyconsultants.co.uk
01582 580500



Walk-in Wardrobe

Walk-in wardrobe, full fitted with hanging rails, draws and shelves., carpeted and ceiling lighting.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as 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 Walk-in Wardrobe

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as 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 2

6'7" x 9'6"

Replacement uPVC double glazed bay window to front with curtain rail, double radiator, fitted carpet, double power point(s), coved ceiling with ceiling light and light shade.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as 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 Bedroom 2

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



Shower Room

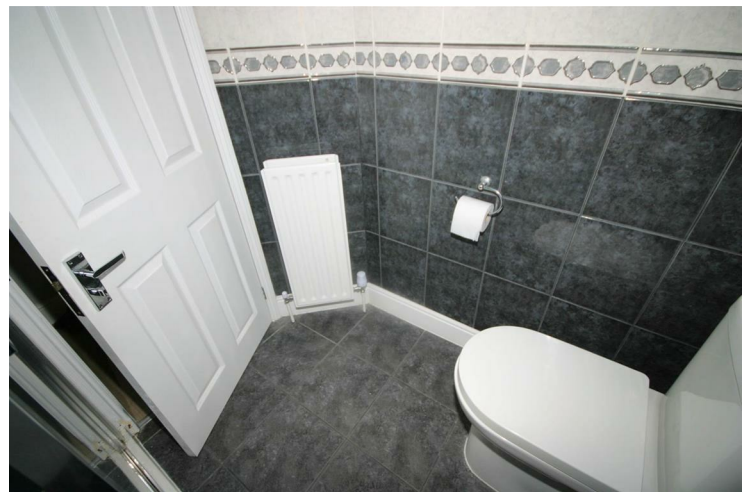
Recently refitted with three piece suite comprising tiled shower cubicle with power shower and glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and extractor fan, wall mounted mirror with integral lighting, mirrored bathroom wall cabinet, ceramic tiling to all walls, replacement uPVC double glazed window to side, double radiator, ceramic tiled flooring.

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

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

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



Outside



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500



Front Garden

Front boundary wall, side mono block drive leading to the side and down to the garage, laid to lawn, flower borders, mature tree, side gate to the rear garden.

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.

Front and Side Driveway

Mono block side drive, offering off road parking for 3/4 vehicles.

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

Rear Garden

Large mono block patio are, lawn are, further patio are to the rear, side borders, mature plants, greenhouse, side access to the front.

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.



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.



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

Small single Garage, Up and over door to the front, power and lighting, personal door to the rear into the rear garden.

Council Tax Band

Council Tax Band: C

Charge Per Year: £1872.59

KEYS

2 X FRONT DOOR KEYS

1 X PATIO DOOR KEY

1 X GARAGE 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 Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500



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.



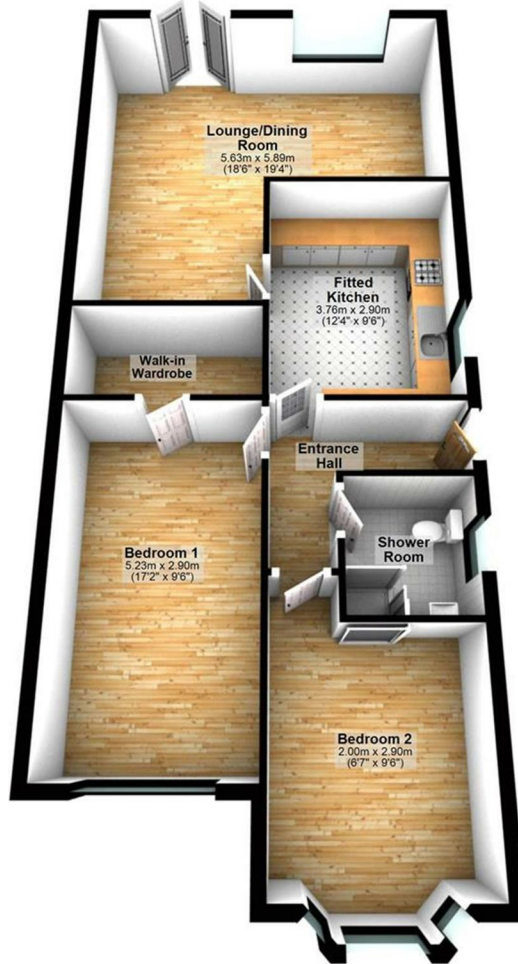
2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500



Ground Floor

Approx. 72.7 sq. metres (782.6 sq. feet)



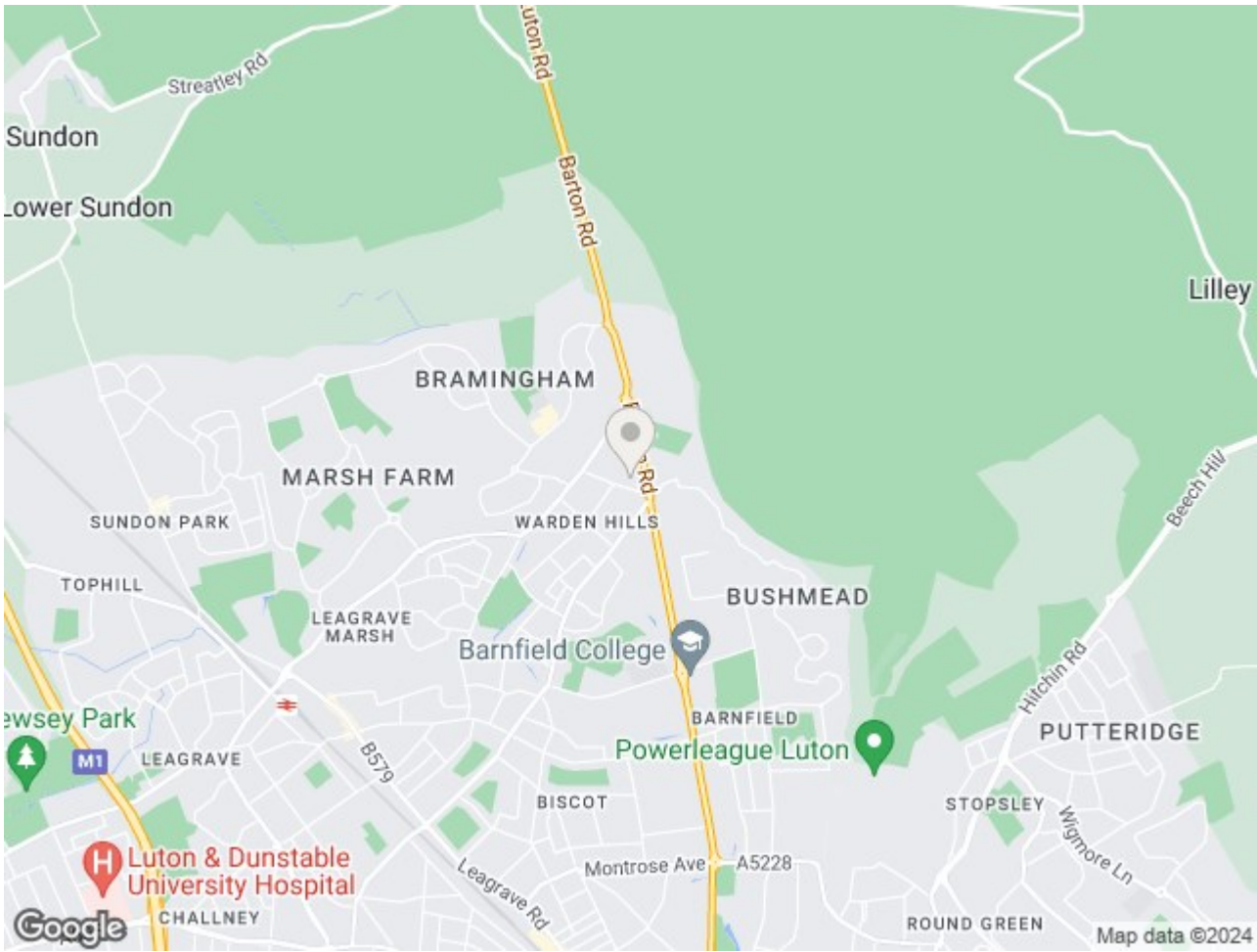
Total area: approx. 72.7 sq. metres (782.6 sq. feet)



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500





2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

dgpropertyconsultants.co.uk
01582 580500

