



DG
Property
Consultants
Estd. 2000



£1,350 PCM
Tylers Mead, Bushmead
Luton, Bedfordshire LU2 7XY

dg Property Consultants are pleased to be offering for rent this superbly presented 2 bedroom semi detached property with attached garage, located on the sought after Bushmead development.

Available from the 22nd January 2024 onwards as unfurnished.

Accommodation comprises: Storm porch to entrance hall, good size lounge opening through to a modern refitted kitchen/dining room, 1st floor landing, 2 good size bedrooms the master with built in wardrobes, modern family bathroom, frontage with off road parking and a single attached garage plus a well presented rear garden. Benefits include: double glazed & gas central-heating. Viewing is a must!

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

2 Bedroom Semi Detached
Well presented Throughout
Refitted Kitchen/Dining Room
Good Size Lounge
Double Glazed & Gas C-H
Single Attached Garage
Private Rear Garden
Modern Family Bathroom
Sought After Location
Available from 22nd January 2024



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Ground Floor

Storm Porch

Open porch leading to uPVC double glazed entrance door.

Entrance Hall

Double radiator, fitted carpet, coving to textured ceiling, carpeted stairs to first floor landing, door lounge.
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

13'6" x 9'6"

UPVC double glazed window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, opening kitchen/dining room.

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View of Lounge

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Kitchen/Dining Room

8'6" x 13'4"

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, fridge and automatic washing machine (left for the tenants to use, however should they breakdown, then they should be replaced by the tenants with their own), built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, double power point(s), coving to textured ceiling, uPVC double glazed french double doors to rear to garden.

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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 & 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

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First Floor

View of Stairs

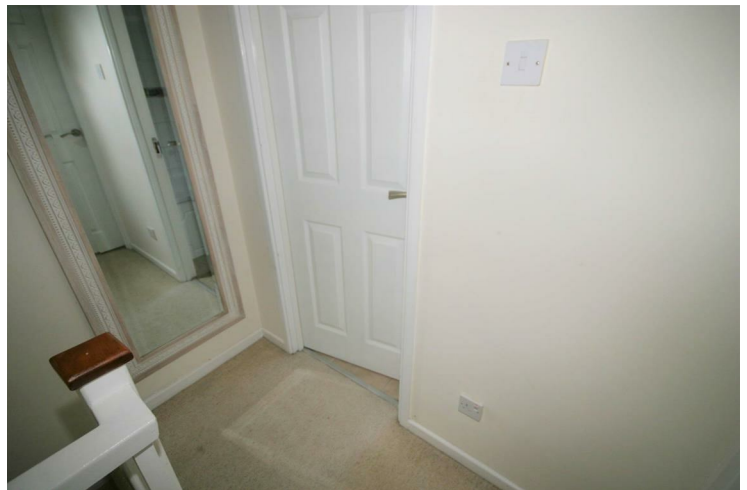
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Landing

Fitted carpet, power point(s), coving to textured ceiling, access to loft space.

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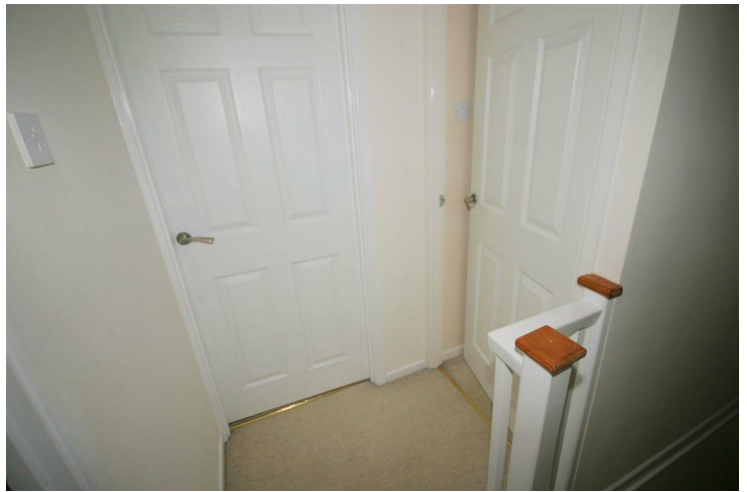
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View of Landing

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Bedroom 1

12'4" x 13'4"

UPVC double glazed window to front, a double and single built-in wardrobe(s), double radiator.

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View of Bedroom 1

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Bedroom 2

9'6" x 6'6"

UPVC double glazed window to rear, single radiator, fitted carpet, power point(s), coving to textured ceiling.

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View of Bedroom 2

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Family Bathroom

5'1" x 6'8"

Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to rear, radiator, ceramic tiles flooring.

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View of Family Bathroom

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View of Family Bathroom

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Outside

Front Garden & Drive

Front garden, laid to lawn, leading to the front of the property, plus a front drive in front of the garage, Access to the rear garden via the garage.

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



Rear Garden

Enclosed by a timber fence, paved patio, laid to lawn, mature shrubs, 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.



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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

17'6" x 8'6"

Attached brick built single garage with rear personal door to rear garden, power and light connected, metal up and over door, door.

Empty and rubbish free and needs to be returned in the same condition.



Council Tax Band

Council Tax Band : C

Charge Per Year: £1872.59



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KEYS

2 X FRONT DOOR KEYS

2 X FRONT GARAGE

2 x LEFT GARDEN DOOR KEY

2 X RIGHT GARDEN DOOR KEY

1 X BACK GARAGE DOOR KEY

2 X FRONT GARAGE 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 Signature.

Tenant(s) Signatures:

Tenants Printed Name.

Tenant(s) Name(s):

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 able to withdraw the property from the market until the completed application along with supporting documentation have been received. Also, holding deposit may be requested.

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



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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

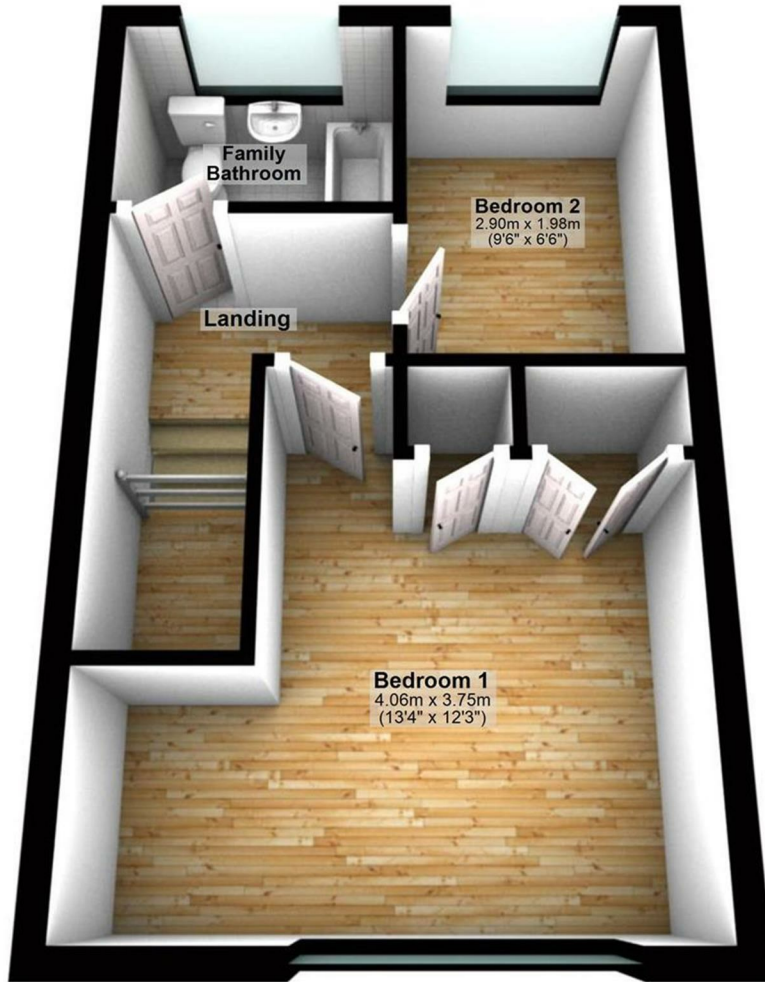


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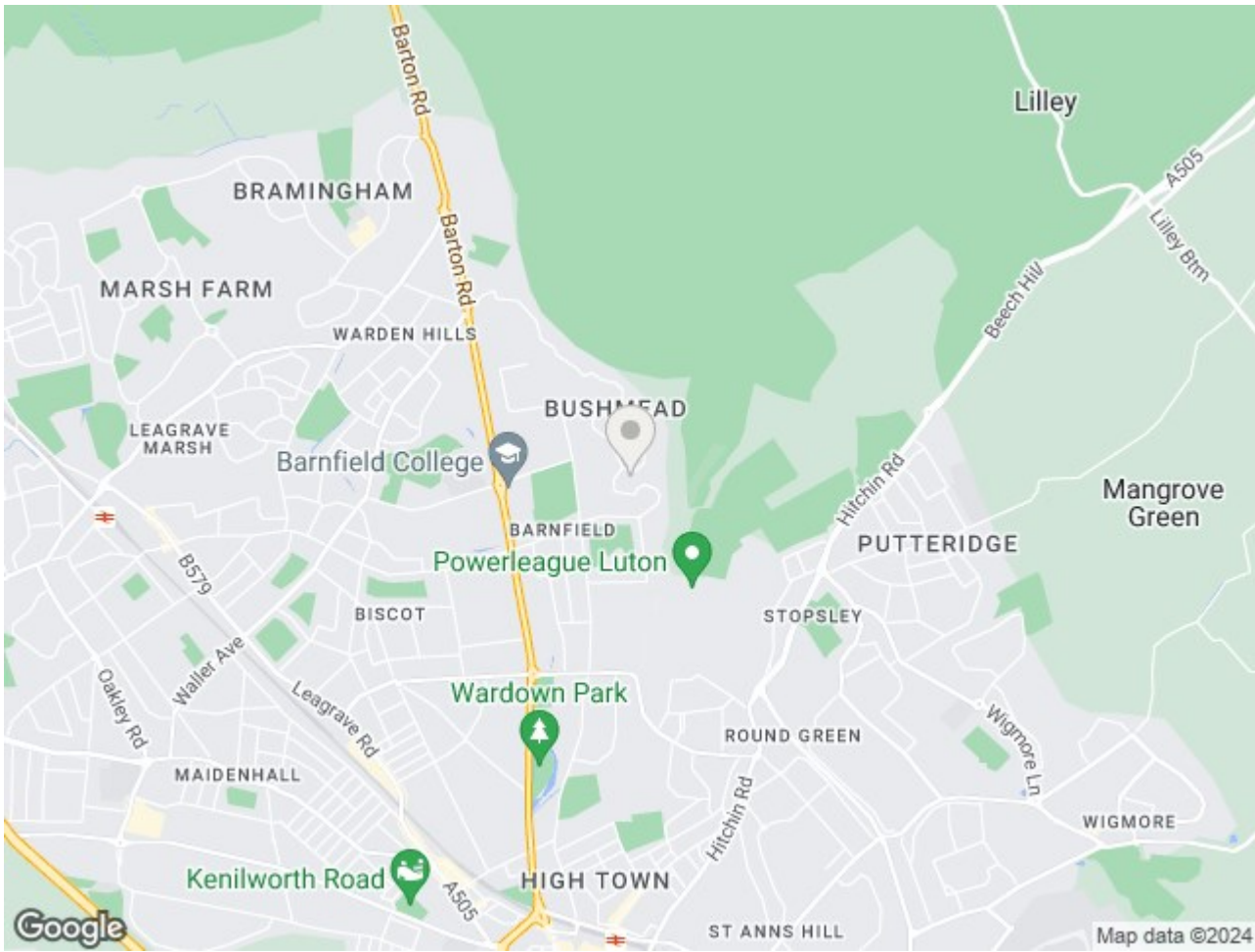
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