



DG
Property
Consultants
Estd. 2000



£1,900 PCM
Broadacres, Bushmead
Luton, Bedfordshire LU2 7YF

DG Property Consultants are pleased to be offering for rent this spacious and very well presented 4 bedroom detached property, located in a cul-da-sac on the sought after Bushmead development.

Accommodation comprising: Entrance hall, downstairs cloakroom, good size living room, separate dining room leading to a large conservatory, good size study, fitted kitchen and utility room, landing, 4 good sized bedrooms the master with a refitted en-suite shower room, refitted family bathroom. Benefits Include: Double glazing, gas-central heating with pressurized water system. Front and rear garden, ample off road parking for 3 vehicles and a garage storage room. Offered as unfurnished and available straight away.

Must be Viewed! Call Team DG on 01582-580500 to book a viewing.

- Large 4 Bedroom Detached
- 3 Reception Room
- Study Room
- Refitted En-suite Shower
- Refitted Family Bathroom
- Fitted Kitchen & Utility Room
- Sought After Location
- Double Glazed & Gas Central Heating
- Upvc Double Glazed Conservatory
- Ample off Road Parking



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Ground Floor

Storm Porch

Entrance porch leading to front door to property.

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. The property has been re-decorated 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

Entrance Hall

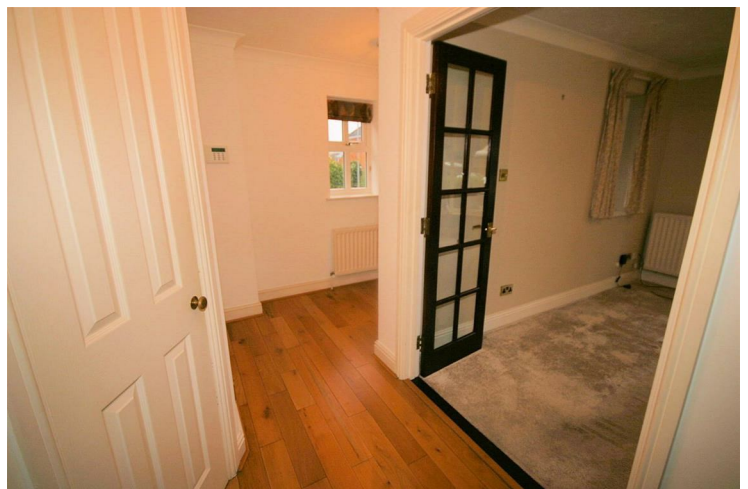
UPVC glazed window to side, double radiator, solid wooden flooring, power point(s), coving to textured ceiling, carpeted stairs to first floor landing, doors to cloakroom, living room, and lobby leading to dining room & kitchen, storage cupboard.

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View of Entrance Hall

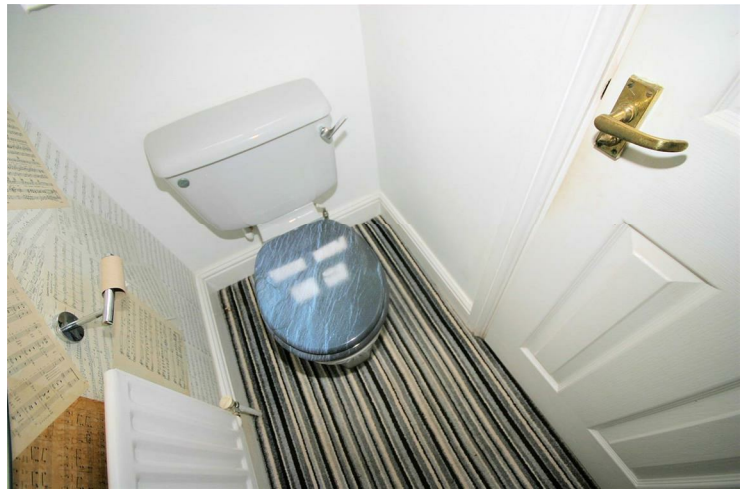
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Cloakroom

UPVC double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, fitted carpet, coving to textured ceiling.

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Living Room

12'3" x 13'5"

UPVC double glazed bay window to front, UPVC double glazed window to side, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, Window seat, double double doors, doors to entrance hall.

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View of Living Room

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Lobby

Wooden flooring, coving to textured ceiling, opening kitchen and opening to dining room.

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Dining Room

11'0" x 8'8"

Two sealed unit windows to rear with opening through to the conservatory, single radiator, solid wooden flooring, double power point(s), coving to textured ceiling. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. The property has been re-decorated 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 Dining Room

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Fitted Kitchen

8'2" x 10'0"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl polycarbonate sink unit with single drainer and mixer tap with tiled splash-backs, built-in integrated dishwasher, space for tumble dryer, electric oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, single radiator, vinyl flooring, double power point(s), coving to textured ceiling with fluorescent strip, archway opening to utility room.

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View of Fitted Kitchen

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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 Fridge Freezer

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View of Utility Sink

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View of Dishwasher

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View of Sink

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View of Oven

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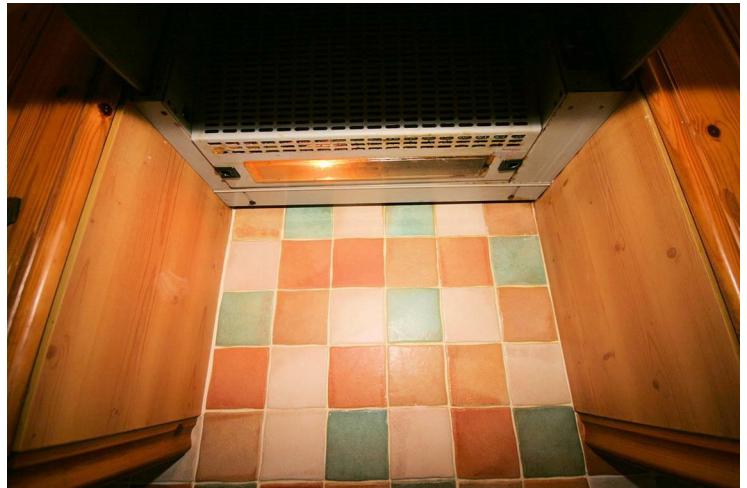
View of New Consumer Unit

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 Fan

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Utility Room

5'10" x 6'0"

Fitted with a matching base units with worktop space over, polycarbonate sink unit with single drainer, mixer tap and tiled splash-backs, built-in fridge/freezer, space and plumbing for automatic washing machine, single radiator, vinyl flooring, double power point(s), coving to textured ceiling with fluorescent strip, side door to side of property and rear garden.

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Upvc Conservatory

Half brick and uPVC double glazed construction conservatory with double glazed roof, uPVC double glazed window to rear, two uPVC double glazed windows to side, double radiator, ceramic tiled flooring, uPVC double glazed double doors to garden, door to study.

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Study

10'6" x 7'6"

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

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First Floor



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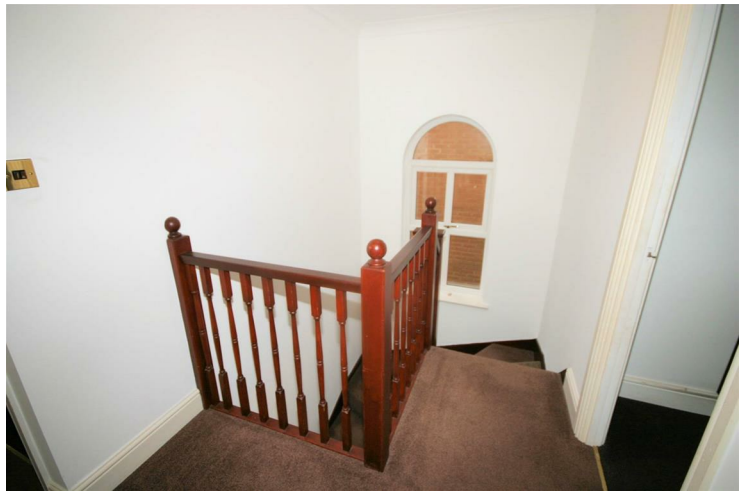
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Landing

UPVC double glazed arched window to side, fitted carpet, power point(s), coving to textured ceiling, access to part boarded loft space, double airing cupboard.

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Bedroom 1

11'6" x 10'4"

UPVC double glazed window to rear, built-in double wardrobe(s), with folding doors, single radiator, fitted carpet, TV point(s), double power point(s), coving to textured ceiling, door to en-suite shower room.

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View of Bedroom 1

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En-suite Shower Room

Refitted three piece suite comprising recessed tiled shower cubicle with power shower and folding glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and heated towel rail, full height ceramic tiling to all walls, uPVC double glazed window to side, ceramic tiled flooring, recessed ceiling spotlights. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. The property has been re-decorated 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

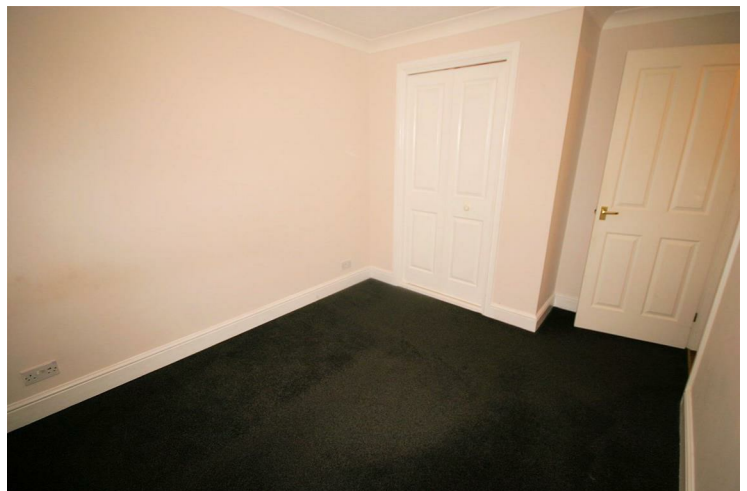
10'0" x 8'9"

UPVC double glazed window to front, built-in double wardrobe(s) with folding doors, single radiator, fitted carpet, double power point(s), coving to textured ceiling. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling. The property has been re-decorated 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

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Bedroom 3

7'2" x 8'9"

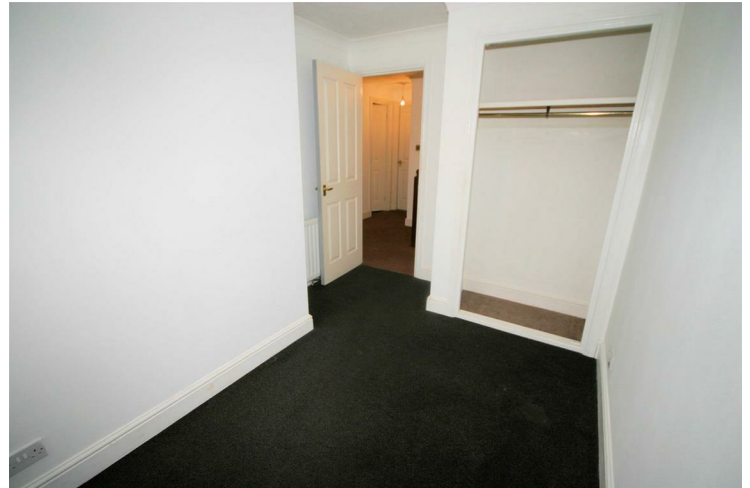
Double glazed window to rear, built-in double wardrobe(s), double radiator, fitted carpet, double power point(s), coving to textured ceiling.

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View of Bedroom 3

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Bedroom 4

6'7" x 9'9"

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

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View of Bedroom 4

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Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent power shower over and glass screen, vanity wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC double glazed window to side, vinyl flooring, four recessed ceiling spotlights.

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View of Bathroom

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View of Bathroom

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Outside

Front Garden & Driveway

Front drive with off road parking for 3/4 vehicles, front lawn, side borders with mature shrubs,, side access to the rear garden.

Rear Garden

Enclosed by timber fencing, patio area, laid to lawn with side borders with many mature shrubs, timber summerhouse with power and lighting, outside tap, side passage allowing access to the rear garden.

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



View of Rear Garden

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Council Tax Band

Council Tax Band: E

Charge Per Year: £2574.80

KEYS

2 X FRONT DOOR KEYS

2 X KITCHEN ACCESS DOOR KEYS

2 X CONSERVATORY DOOR KEYS

1 X GARAGE KEY

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.

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

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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.

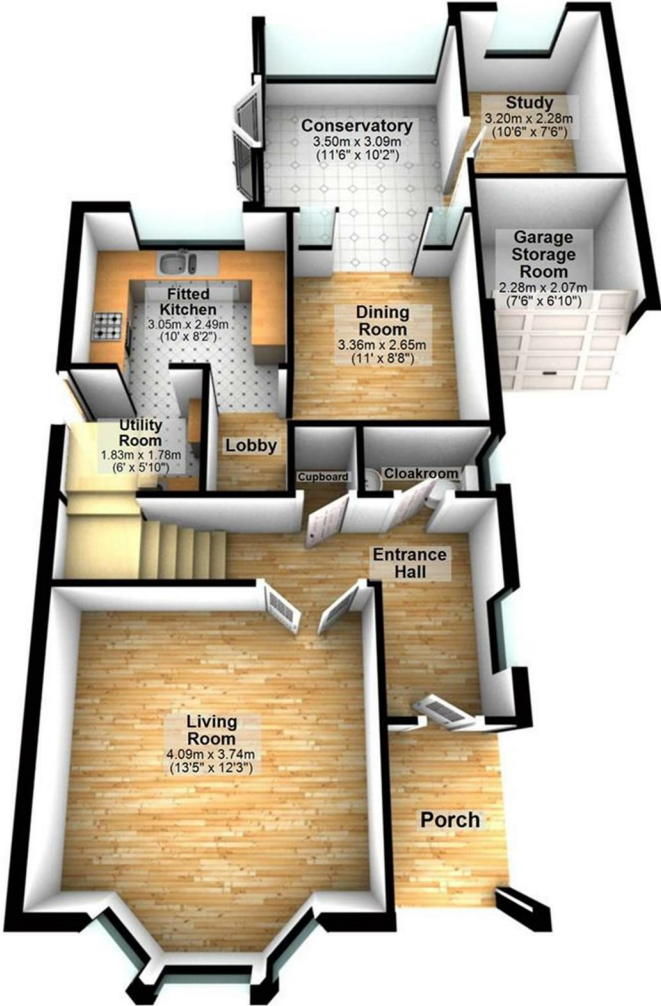


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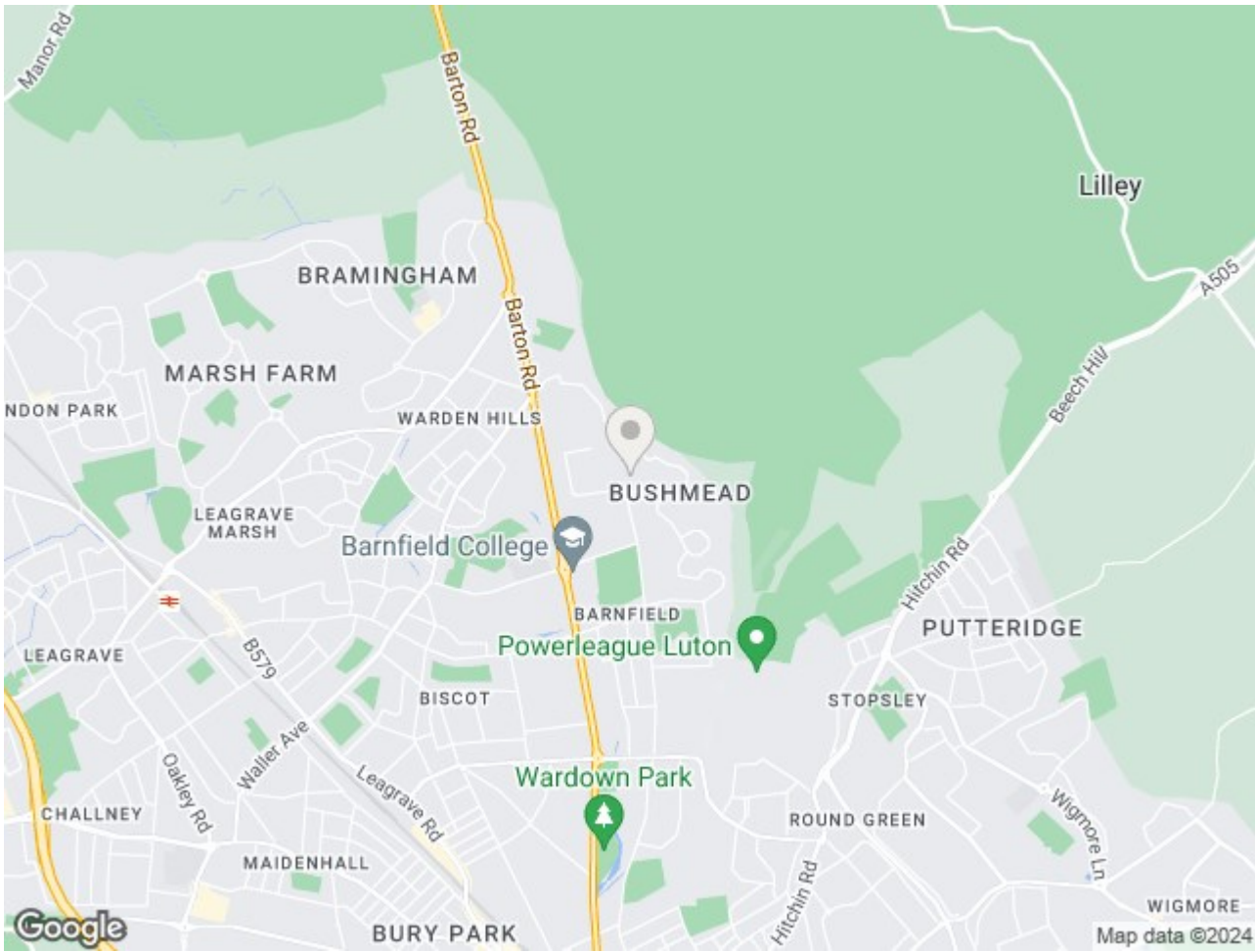
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