



**DG**  
Property  
Consultants  
Estd. 2000



**£1,250 PCM**  
**Simpkins Drive, Barton-Le-Clay**  
**Bedford, Bedfordshire MK45 4RX**

\*dg Property Consultants\* are offering this superbly presented and good size 2 bedroom terrace property located in the popular village of Barton-Le-Clay. Available from April 7th 2024 as unfurnished. Accommodation comprising: Entrance into a good size lounge, refitted kitchen/diner, 2 double bedrooms, family bathroom with shower. Outside: 2 x off road parking space, front and rear garden. Benefits Include: Gas central heating, sealed unit double glazing. Call Team DG on 01582-580500 to arrange your viewing.

Very Well Presented Property  
Sought After Village Location  
Good Size Lounge  
Refitted Kitchen/Diner  
2 Double Bedrooms  
Gas Central Heating  
Off Road Parking  
Private Gardens  
Unfurnished  
Available From 7th April 2024



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## Ground Floor

### Entrance

Wooden entrance door straight into the lounge.

### Lounge

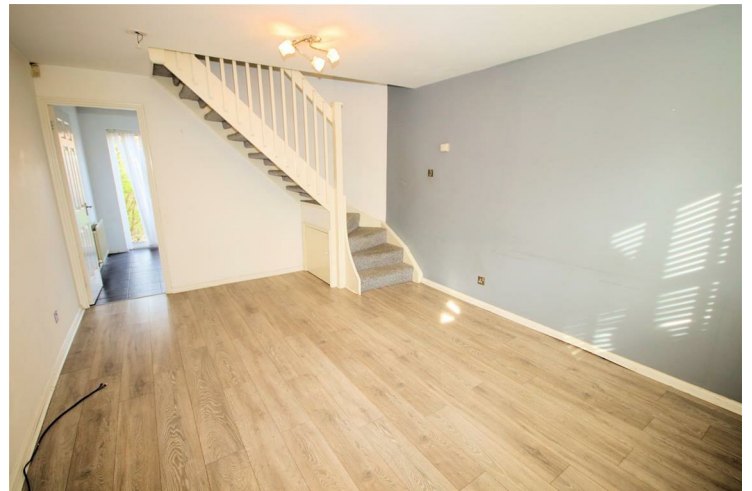
15'6" x 12'0"

Sealed unit double glazed window to front with blinds, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), textured ceiling with two ceiling lights, storage cupboard, carpeted stairs to first floor landing, door to kitchen/dining room. Left clean, tidy & rubbish free. A few mark on the walls throughout, current tenants are aware and will be decorating in natural colours only. Flooring all presentable, no damage. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



### View of Lounge

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## **Kitchen/Diner**

9'0" x 12'0"

Refitted 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, plumbing and space for automatic washing machine, space for fridge/freezer (fridge freezer left by previous tenants, left for the incoming tenants to use, but if it breaks down then you should replace it with your own. Built-in electric oven, four ring gas hob with extractor hood over, sealed unit double glazed window to rear with blind, double radiator, ceramic tiled flooring, double power point(s), textured ceiling with ceiling light, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed patio doors to garden with vertical blind.

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## **View of Kitchen / Diner**

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### **View of Kitchen/Diner**

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### **Sink**

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.



### **Extractor Fan**

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.



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## Hob

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## Oven

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## Fridge/Freezer

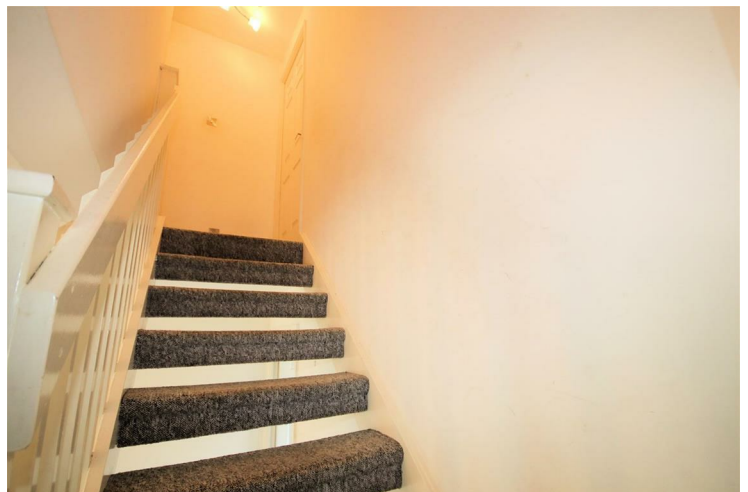
Appliances: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.

The fridge Freezer is left for the tenants to use, but if it breaks down, then you should replace it with your own.

## First Floor

### View of Stairs

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## Landing

Fitted carpet, double power point(s), textured ceiling with ceiling light, access to loft space, doors to all first floor rooms.

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## Bedroom 1

9'0" x 12'0"

Sealed unit double glazed window to rear with curtains & poles, single radiator, fitted carpet, double power point(s), textured ceiling with ceiling light.

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## View of Bedroom 1

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## Bedroom 2

9'0" x 12'0"

Two sealed unit double glazed windows to front with curtains and pole, single radiator, wooden laminate flooring, double power point(s), textured ceiling with ceiling light.

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## View of Bedroom 2

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## Family Bathroom

Three piece suite comprising panelled bath with independent shower over, taps and shower curtain rail, pedestal wash hand basin and low-level, tiled splashbacks, extractor fan, single radiator, vinyl flooring, textured ceiling, airing cupboard.

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## Outside

### Front Garden

Laid to lawn, shrubs to borders. Access via rear path to rear garden.

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



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### **Rear Garden**

Enclosed by timber panelled fence, paved patio area, laid to lawn, new garden shed, access to front via rear gate.

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



### **Allocated Parking Space**

2 x Allocated parking space to the front.

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

### **Council Tax Band**

Council Tax Band: C

Charge Per Year: £1,483.58

### **Keys**

2 x Top Front Door Lock

2 x Bottom Front Door Lock

1 x Patio Door Lock

### **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 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.



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## Ground Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 sq. feet)



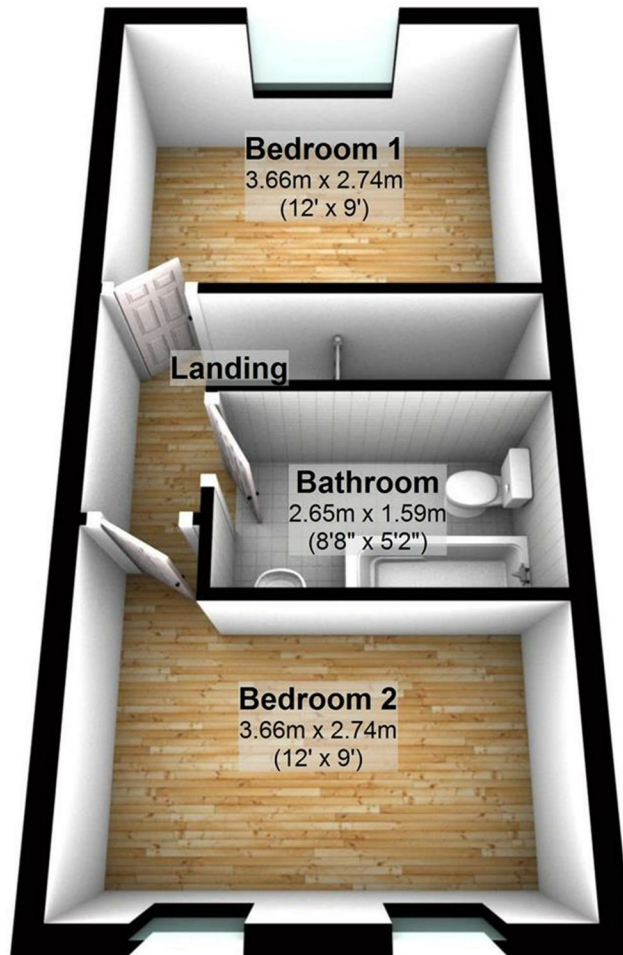
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# First Floor

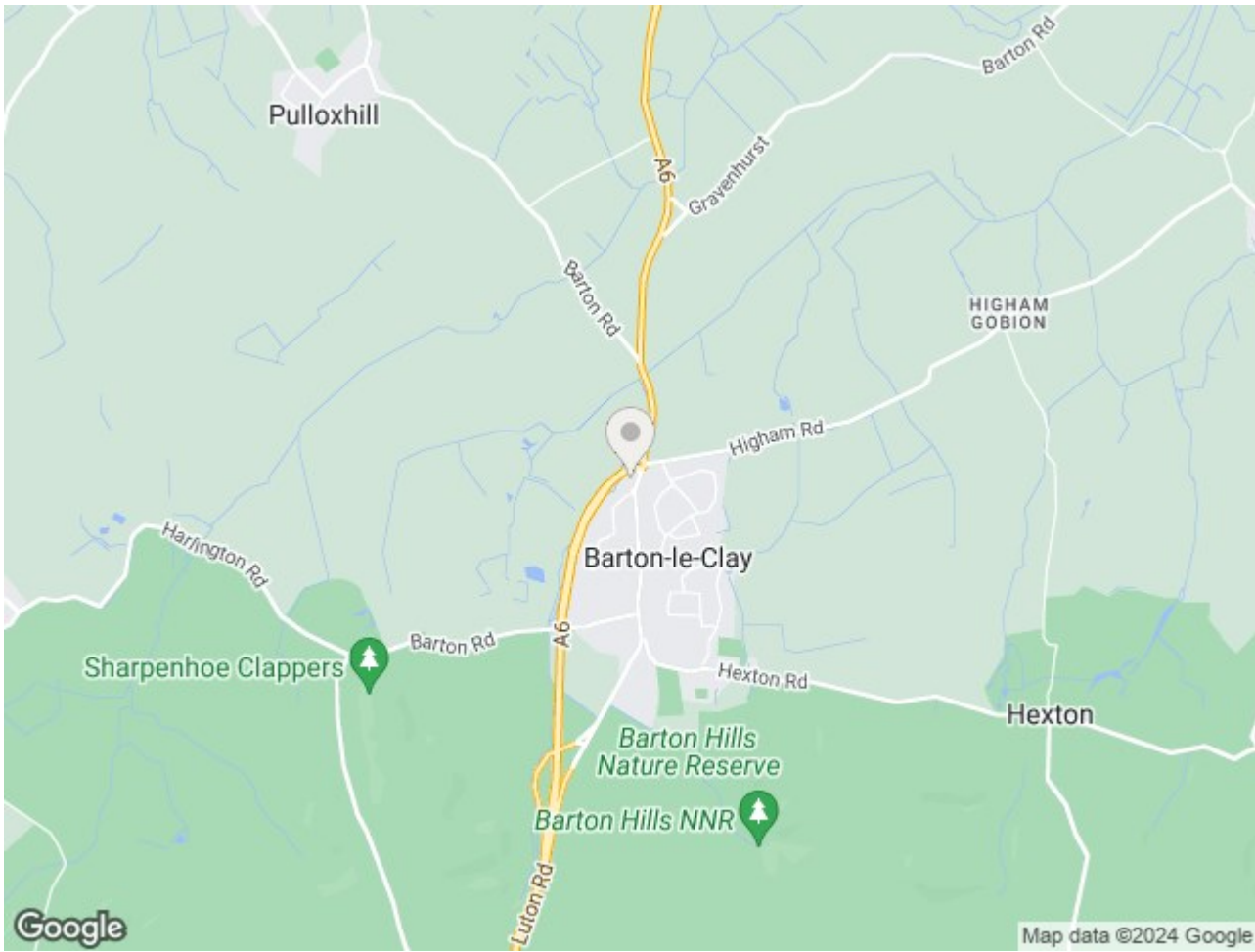
Approx. 27.8 sq. metres (299.3 sq. feet)



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