



DG
Property
Consultants
Estd. 2000



£1,650 PCM
Forest Path, Silsoe
Bedford, MK45 4FY

DG Property Consultants are delighted to be chosen as agents offering for rent this spacious and very well presented 3 bedroom detached property, located in a cul-da-sac in the sought village of Silsoe. Silsoe offers many attractive facilities, local amenities, modern primary school, local sports centre, open countryside for walks etc.

Accommodation comprising: Entrance hall, downstairs cloakroom, good size lounge, open plan dining room into a fitted kitchen, garden room ideal for a office/studio or playroom, landing, 3 good sized bedrooms the master en-suite shower room, family bathroom. Benefits Include: Double glazing, gas-central heating. Front and rear garden and ample off road parking for 3 vehicles.

Available straight away as unfinished.

Must be Viewed! Call team DG on 01582-580500 to book an appointment.

3 Bedroom Modern Detached Property
Spacious Lounge
Open Plan Kitchen / Dining Room
Separate Garden Room
Cloakroom
3 Bedrooms Master with En-suite Shower
Very well Presented Throughout
Sought After Location
Off Road Parking for 3 Vehicles
Landscaped Rear Garden



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Ground Floor Accommodation

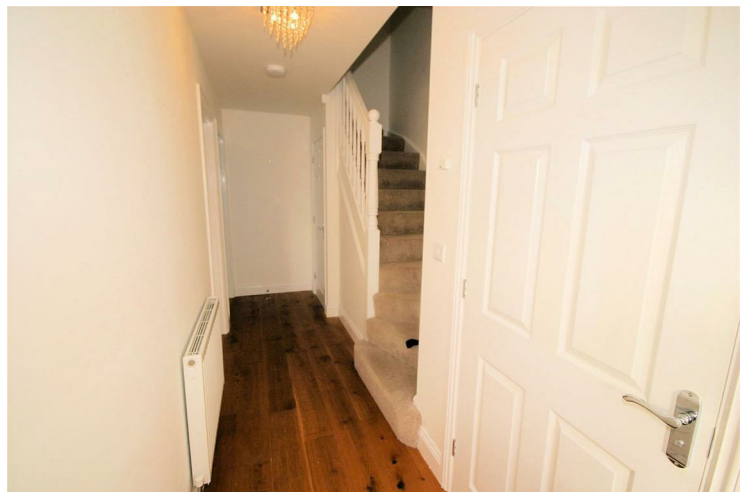
Entrance Hall

Entrance door, double radiator, solid wooden flooring, double power point(s), smoke detector, ceiling light as in picture, carpeted stairs first floor landing, door lounge, door dining room into kitchen, under stairs storage cupboard. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Entrance Hall

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Cloakroom

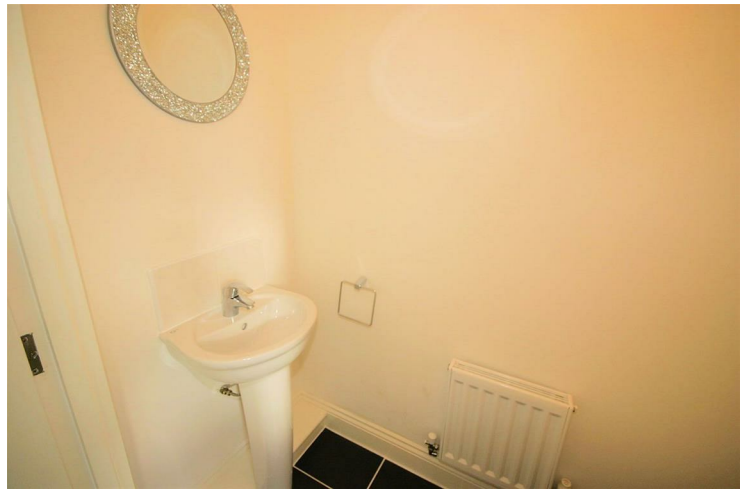
Two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashback, ceiling light, ceramic tiled flooring with pendant light.

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View of Cloakroom

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Lounge

13'1" x 13'3"

UPVC double glazed window to front with curtains and poles, double radiator, solid wooden flooring, telephone point(s), TV point(s), double power point(s) glass pendant light, round wall mirror.

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View of Lounge

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Kitchen/Dining Room

20'2" x 9'6"

Dining Room Area. 12'8" x 9'6"

uPVC double french double doors to rear to garden with full length curtains and pole, solid wooden flooring, power points, two double radiators, ceiling light glass pendant, opening through to the kitchen.

Kitchen Area 12' x 7'6"

Fitted 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, built-in integrated dishwasher, automatic washing / dryer machine, built-in electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring, double power point(s). ceiling spot lights, wall clock, timber wall shelf, co alarm.

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View of Dining Room

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View of Kitchen

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View of Kitchen

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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

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.



Hob

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.



Oven

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Dishwasher

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Washer/Drying Machine

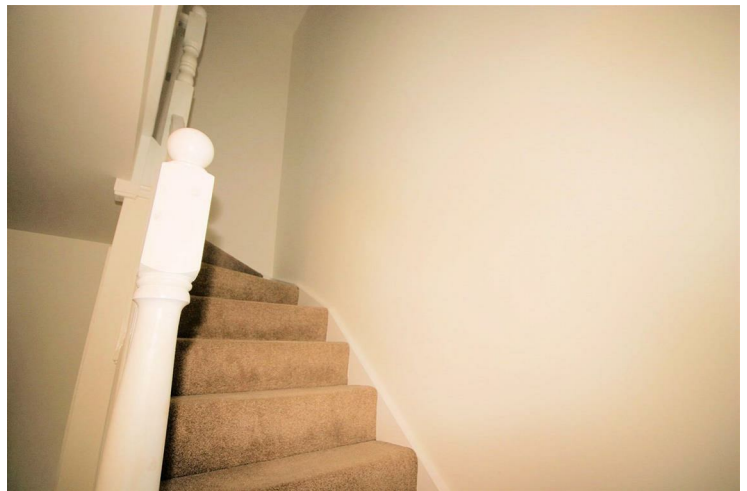
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First Floor Accommodation

View of Stairs

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Landing

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

Airing Cupboard with pressurised water system.

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Bedroom 1

10'8" x 9'9"

UPVC double glazed window to rear with curtains and poles, built-in double wardrobe(s) with full-length mirrored sliding doors not damaged, double radiator, telephone point(s), TV point(s), double power point(s), pendant light, door to en-suite shower room.

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View of Bedroom 1

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En-suite Shower Room

Three piece comprising recessed tiled oversize shower cubicle with power shower and folding glass screen, pedestal wash hand basin with mixer tap, low-level and extractor fan, mirrored wall cabinet, ceramic tiled flooring. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling, and internal doors, as all has just been professionally decorated throughout. Plus, new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrate internal excellent condition. Should you require larger pictures then these can be emailed on request.



Viewing of En-suite Shower Room

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View of En-suite Shower Room

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Bedroom 2

9'0" x 10'9"

UPVC double glazed window to front with curtains and poles, wardrobe(s) with full-length mirrored sliding doors not damaged, double radiator, fitted carpet, double power point(s) pendant light.

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View of Bedroom 2

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Bedroom 3

6'2" x 9'1"

UPVC double glazed window to front with curtains and poles, single radiator, fitted carpet, double power point(s), pendant light.

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Family Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, uPVC double glazed window to rear with a blind, single radiator, ceramic tiled flooring, ceiling spotlights.

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Outside of the property

Front Garden

Front boundary hedge, laid to lawn, front path to the front of the house. Side access to the rear garden.

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



Side Drive - Off Road Parking

Side Drive - Off Road Parking for 3 vehicles.

Gardens, Frontage and Garage: 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 fencing, lawn area, patio area, paths around lawn, new plastic shed on hard standing behind garden room, side gate giving access to the front of the property. Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



View of Rear Garden

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



Garden Room

18'2" x 10'6"

Converted garage into a garden room. The garden room ideal for a office/studio or playroom, laminate flooring, power points, ceiling spotlight lights, TV point, Upvc double glazed window to the front, Upvc double glazed French doors to the rear garden.

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View of Garden Room

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Council Tax Band

Council Tax Band: E

Charge Per Year: £2481.79

Keys

Front Door Key x 1

Window keys x 5

French Door x 4

Back Door x 2

Garage Room 2

2 x Brass Keys

1 Meter Cupboard Key

Large book with all manuals.

1 Small Remote Control

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:



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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 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.

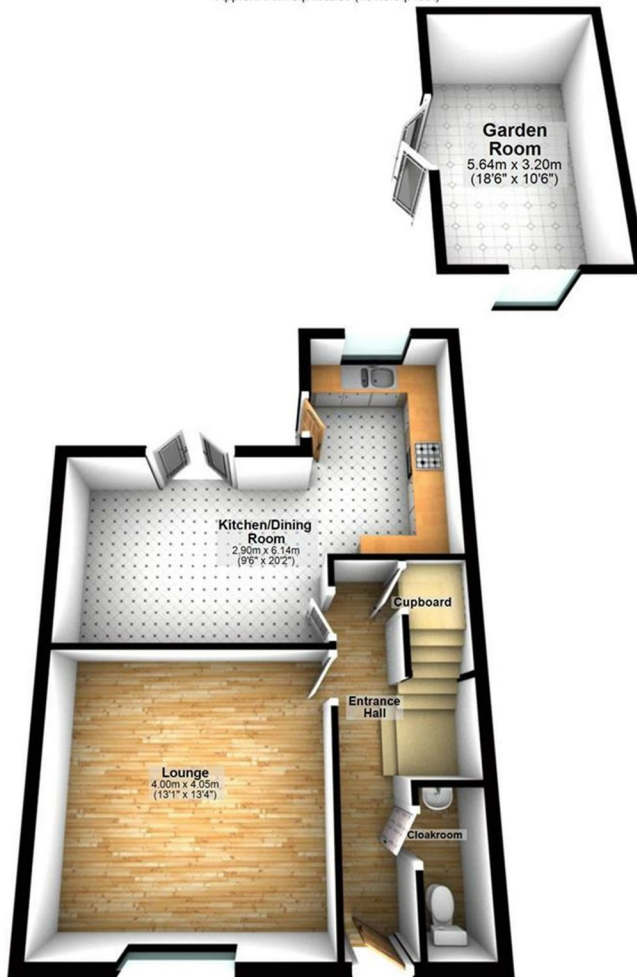


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Ground Floor
Approx. 71.1 sq. metres (764.8 sq. feet)



Total area: approx. 115.3 sq. metres (1240.8 sq. feet)



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First Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



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