



DG
Property
Consultants
Estd. 2000



£1,250 PCM
Dovedale, Bushmead
Luton, Bedfordshire LU2 7FQ

DG Property Consultants are pleased to be offering this spacious and very well presented 2 bedroom terraced property located in the sought-after Bushmead development of Luton.

Accommodation comprises: Entrance hall, combined lounge/diner, re-fitted kitchen, landing, 2 double bedrooms both with built in wardrobes re-fitted family bathroom. Benefits include: Double glazing, gas central heating, front & rear gardens with off road parking. Offered as unfurnished and available from 22nd March 2024
To arrange your viewing call Team DG on 0158-580500

Two Good Sized Bedrooms
Unfurnished
Available 22nd March 2024
Popular Bushmead Area
Fitted Wardrobes
Modern Kitchen
Double Glazing
Gas Central Heating
Neat Rear Garden
Modern Family Bathroom



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Ground Floor

Entrance Hall

10'0" x 5'6"

Upvc double radiator, laminate flooring, double power point(s), textured ceiling, carpeted stairs to first floor landing, door to kitchen, door to lounge/diner.

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.



Lounge/Diner

14'0" x 12'0"

Upvc double glazed patio doors to garden, double radiator, laminate flooring, TV point(s), double power point(s), textured ceiling.

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View of Lounge/Diner

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Fitted Kitchen

10'0" x 6'2"

Fitted 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, automatic washing machine, fridge/freezer, Electric free standing cooker, Upvc double glazed window to front, vinyl flooring, double power point(s), textured ceiling, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control. 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 Kitchen

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View of Kitchen

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View of Oven

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.



View of Hob

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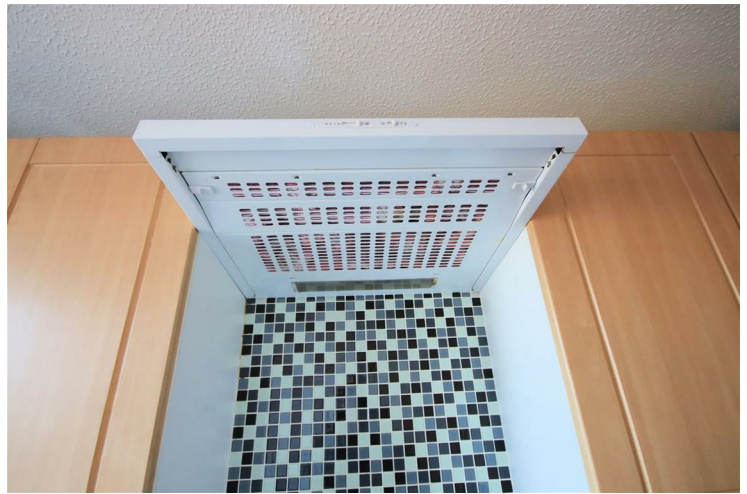
View of Grill

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.



View of 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.



View of Fridge

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.



View of Freezer

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First Floor



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Landing

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

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Bedroom 1

8'10" x 12'0"

Upvc double glazed window to rear with curtains and pole, built-in double wardrobe(s) with full-length mirrored doors, single radiator, fitted carpet, double power point(s), coving to textured ceiling.

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View of Bedroom 1

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Bedroom 2

8'8" x 12'0"

Sealed unit double glazed window to front with curtains and pole, built-in double wardrobe(s) with full-length mirrored sliding doors, fitted carpet, double power point(s), coving to textured ceiling, door to built-in storage cupboard.

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View of Bedroom 2

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Family Bathroom

6'4" x 5'9"

Recently refitted with three piece suite comprising panelled bath with independent shower over with folding glass screen, vanity wash hand basin in vanity unit with cupboard under and low-level WC, extractor fan, wall mounted mirror, single radiator, ceramic flooring, textured ceiling.

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View of Family Bathroom

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Outside

Front Garden

Frontage with off road parking.

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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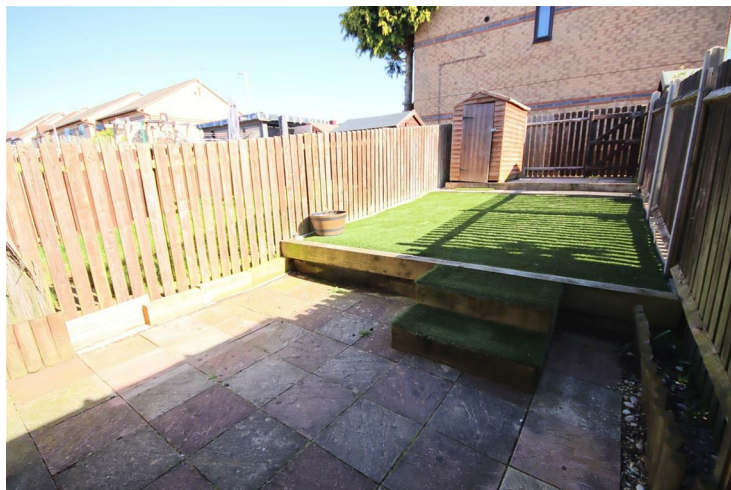
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Rear Garden

Enclosed by fencing, paved patio area, artificial lawn area, rear gate allowing access to the side.

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.



Off Road Parking

Off road parking to the front.

Council Tax Band

Council Tax Band: C

Charge Per Year: £1804.95

Property Keys

Keys - Fobs - supplies for the property you are renting.

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

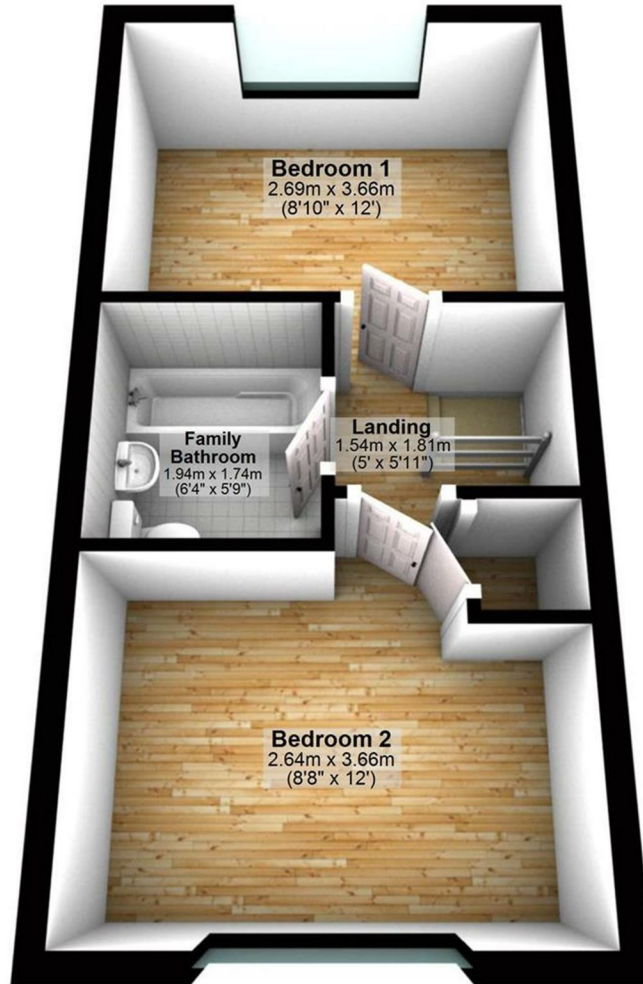


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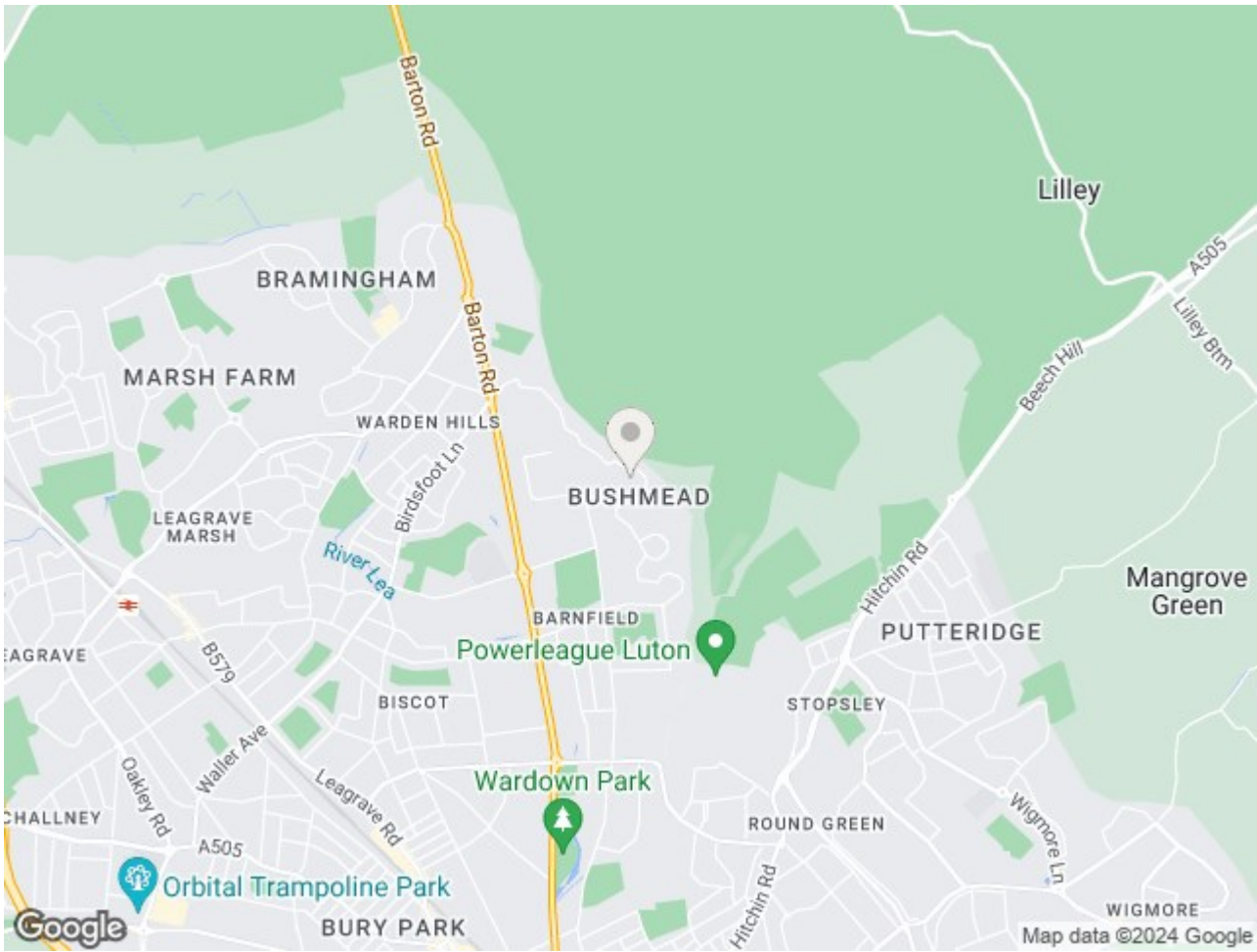
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