



DG
Property
Consultants
Estd. 2000



£1,675 PCM
Suncote Close
Dunstable, Bedfordshire LU6 1BS

LET! SIMILAR PROPERTIES URGENTLY REQUIRED - TENANTS AWAITING!

DG Property Consultants are delighted to be chosen as agents offering for rent this extended, spacious and beautifully presented 3 bedroom terraced property, located in a cul-da-sac on the North side of Dunstable. Close to local amenities on Dunstable's high street, schools and leisure facilities are close by. Accommodation comprising: Entrance hall, separate lounge to the front, a stunning open plan living room leading into a beautifully modern fitted kitchen/breakfast room with dining bar and modern appliances, leading out to a garden patio and landscaped rear garden, 1st floor landing with glass staircase, 3 good sized bedrooms and attractive modern family bathroom with overhead rain shower. Frontage with ample off road parking and rear garden with garden room ideal for an office/studio. Benefits Include: Double glazing, gas-central heating. Available straight away as unfinished. Must be Viewed! Call team DG on 01582-580500 to book an appointment.

- Extended & Beautiful Presented 3 Bedroom Property
- Two Large Reception Room
- Open Plan Living Room In Kitchen / Breakfast Room
- Separate Lounge
- Good Size Landscaped Rear Garden
- Outside Office/Studio/Out Building With Store
- Off Road Parking for 3 Vehicles
- Double Glazed & Gas C-H
- Available Straight Away
- Unfinished



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Ground Floor Accommodation

Entrance Hall

Upvc entrance door, two windows to front, wooden laminate flooring, double power point(s), panelling on walls, recessed ceiling spotlights, carpeted stairs first floor landing, door to lounge, door living room.

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

12'6" x 12'6"

UPVC double glazed bay window to front, double radiator, wooden flooring, telephone point(s), TV point(s), double power point(s), panelling on walls.

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View of Lounge

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Living Room

12'0" x 16'0"

Double radiator, wooden flooring, telephone point(s), TV point(s), double power point(s), panelling on walls, two opening through to kitchen/breakfast room

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View of Living Room

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View of Living Room

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Kitchen/Dining Room

11'8" x 16'0"

Fitted with a matching range of white high gloss base and eye level units with worktop space over with matching breakfast bar, twin stainless steel sink unit with mixer tap, integral automatic washing machine and dishwasher, space for fridge/freezer, built-in electric double oven, five ring gas hob with extractor hood over, uPVC double glazed windows to rear, double radiator, wooden vinyl flooring, double power point(s), recessed ceiling spotlights and skylights, uPVC double glazed French double doors to rear to garden with windows either side.

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View of Kitchen/Dining Room

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View of Kitchen/Dining Room

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View of Kitchen/Dining Room

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View of Oven

Appliances & Sink: Left 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 Washing Machine

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View of Extractor

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View of Grill

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View of Sink

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View of Dishwasher

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View of Fridge

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View of Freezer

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First Floor Accommodation

Landing

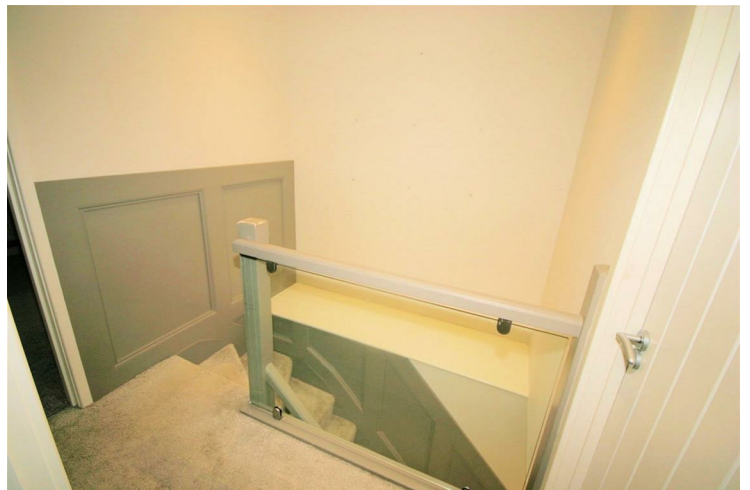
Attractive glass staircase, fitted carpet, double power point(s), door to all first floor room.

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View of Landing

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Bedroom 1

12'6" x 11'0"

UPVC double glazed bay window to front, window to front, single radiator, fitted carpet, TV point, double power point(s).

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View of Bedroom 1

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Bedroom 2

11'4" x 9'7"

UPVC double glazed window to rear, built-in double wardrobe(s), single radiator, fitted carpet, TV point, double power point(s).

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View of Bedroom 2

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Bedroom 3

8'6" x 8'5"

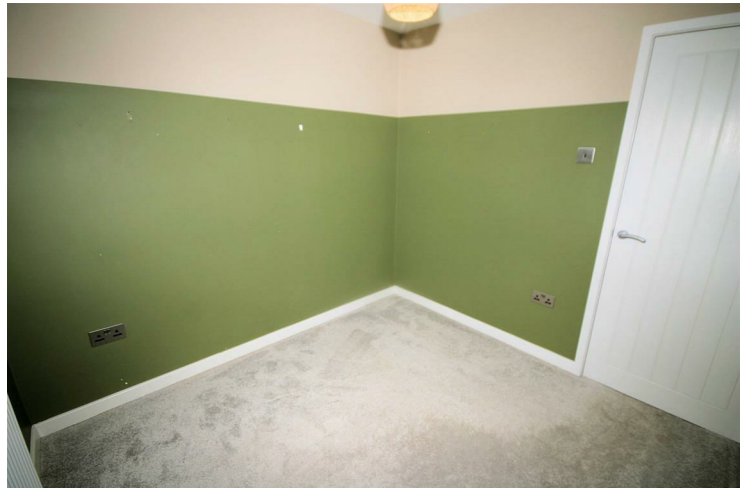
UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

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View of Bedroom 3

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Family Bathroom

Recently refitted with three piece suite with deep p-head panelled bath with overhead rain shower over and with glass screen, vanity wash hand basin in vanity unit with cupboards under, mixer tap and tiled surround, low-level WC, uPVC double glazed window to front, ceramic tiled flooring, recessed ceiling spotlights.

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View of Family Bathroom

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View of Family Bathroom

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Outside of the Property



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Office / Out Building

15'3" x 10'6"

Two uPVC double glazed windows to front, wall mounted electric panel heater, wooden laminate flooring, double power point(s) with recessed ceiling spotlights, uPVC double glazed patio doors to rear to garden, door to:
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View of Office / Studio / Out Building

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Outside Store Room

15'3" x 4'8"

Outside store room, side of Garden Office / Out Building.
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Front Garden & Drive

Gravel frontage, offering off road parking for 2/3 vehicles, side passage allowing access to the rear garden.



Rear Garden

Large paved patio, steps down to a artificial lawn area, leading to the rear of the garden with a outbuilding. Side access to front of the property.

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



View of Rear Garden

Garden: 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

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



View of Rear Garden

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



View of Rear Garden

Garden: 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 : £1805.95



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CO Alarm

View of CO Alarm



Smoke Alarm

View of Smoke Alarm



Property Keys

2 X FRONT DOOR KEYS

1 X KITCHEN DOOR KEY

1 OUTDOOR SHED KEY

1 X STORAGE KEY



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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.

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

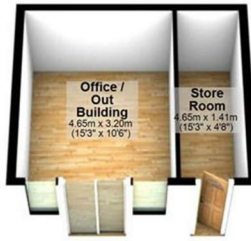
Tenancy Start Date:

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.



Ground Floor



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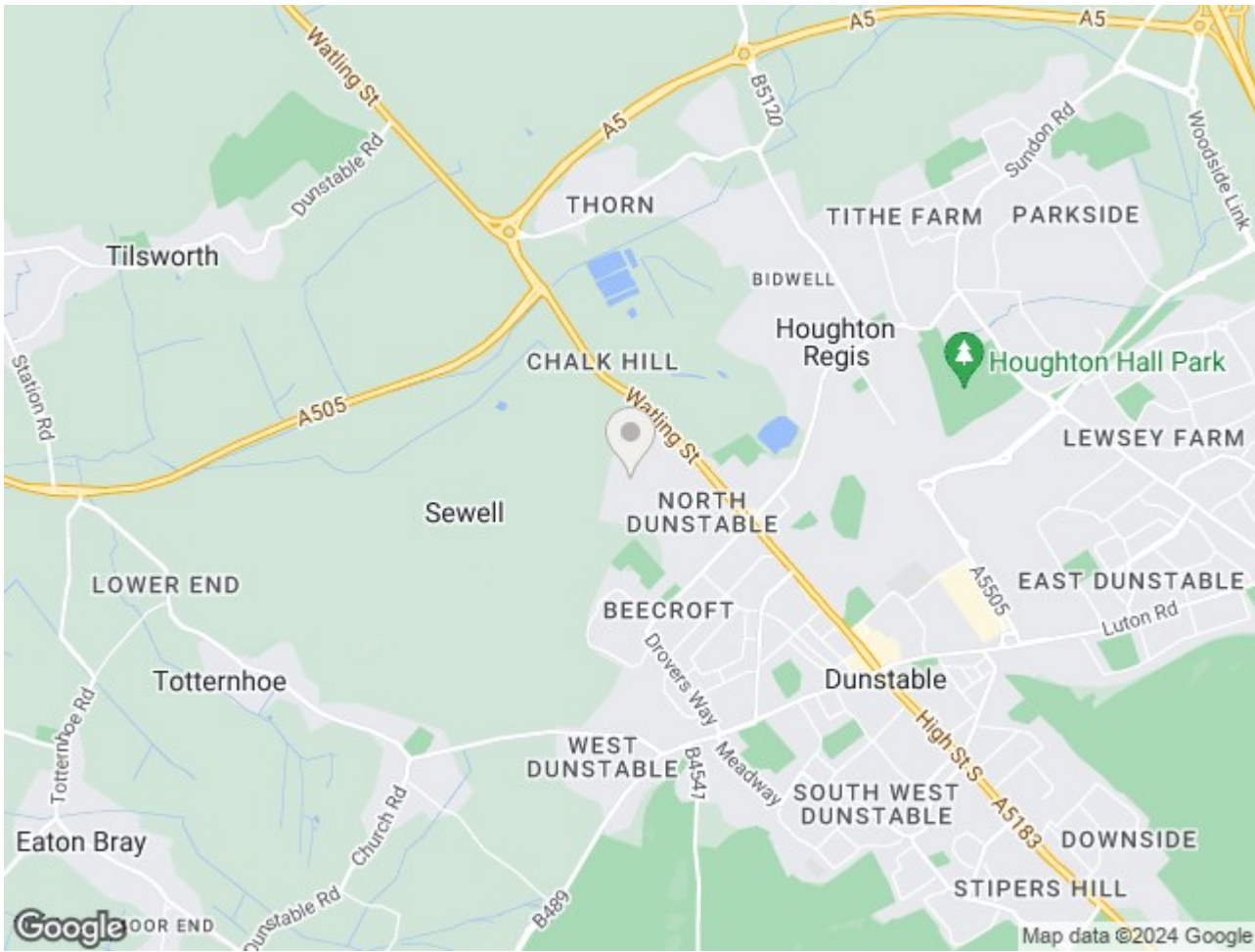
First Floor



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