



**DG**  
Property  
Consultants  
Estd. 2000



**£1,250 PCM**  
**Dovedale, Bushmead**  
**Luton, Beds LU2 7FQ**

\*DG Property Consultants\* are offering sought after and well presented 2 bedroom terraced property, located in the popular Bushmead/Warden Hills development of Luton. Offered as Unfurnished and available from 09-04-2024 onwards.

Accommodation comprises: Entrance hall, combined lounge/diner, modern fitted kitchen, landing, 2 double bedrooms both with built in wardrobes modern fitted family bathroom. Benefits include: Sealed unit double glazing, gas central heating, front & rear gardens & 1 x off road parking.

To arrange your viewing all Team DG on 01582-580500

Modern 2 Bedroom Terraced Property

Re-Fitted Kitchen

Re-Fitted Bathroom

2 Double Bedrooms

Off Road Parking Space

Fitted Wardrobes

Available From 09-04-2024 onwards

Unfurnished

Sought After Development

Neat Rear Garden



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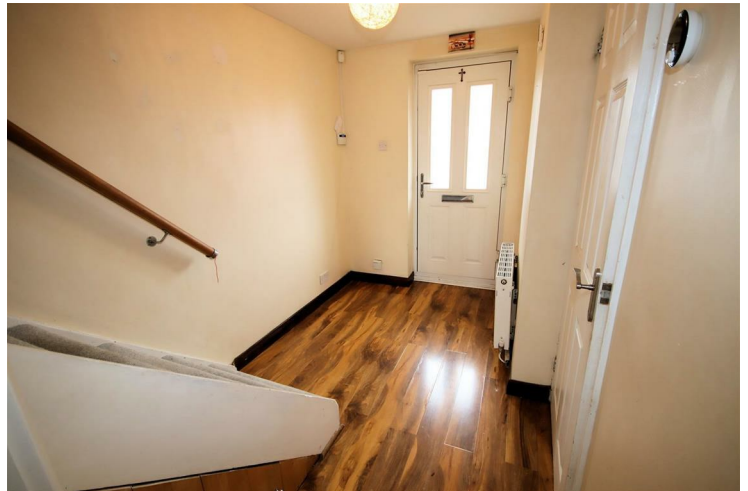


## Ground Floor

### Storm Porch

### Entrance Hall

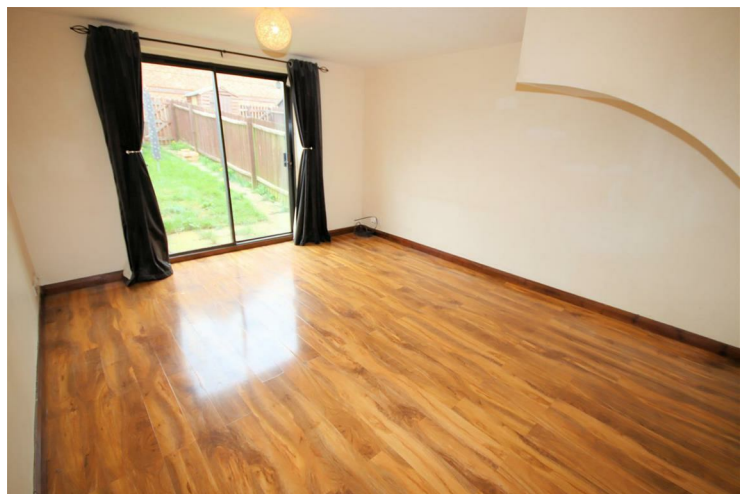
PVCu double glazed entrance door, double radiator, wooden laminate flooring (marked by bottom of stairs), double power point(s), textured ceiling, carpeted stairs to first floor landing, door to kitchen, door to lounge/diner. Property condition: Left clean, tidy & rubbish free and in good condition throughout. 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/ Diner

14'0" x 12'0"

Double radiator, wooden laminate flooring, TV point(s), double power point(s), textured ceiling, double glazed patio doors to garden with curtains and pole. Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all have been redecorated. 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 Lounge/Diner

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## Fitted Kitchen

10'0" x 6'2" max

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, space for fridge/freezer space & plumbing automatic washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, sealed unit double glazed window to front with roller blind, ceramic tiled flooring, double power point(s), textured ceiling, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control. Washer / Dryer left and fridge/freezer are left for the tenants to use, but should it break down then the tenants should replace with their own.

Property condition: Left clean, tidy & rubbish free and in good condition throughout. 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 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 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.



## 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

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.



## Fridge/Freezer

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Left by the previous tenant, for any incoming tenant to use, but should they breakdown then they should be replaced with your own.



## Fridge/Freezer

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## Washing Machine/Dryer

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## First Floor

Stairs to first floor, carpets professionally clean

## Landing

Fitted carpet, access to bedrooms & bathroom. Left clean, tidy & rubbish free and no visible marks to walls or floor.

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## Bedroom 1

12'0" x 8'10"

Sealed unit double glazed window to rear with curtains and pole, built-in double wardrobe(s) with full-length mirrored sliding doors, single radiator, fitted carpet carpets professionally clean, double power point(s), coving to textured ceiling. Property condition: Left clean, tidy & rubbish free and in good condition throughout. 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 1

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## Bedroom 2

12'0" x 8'8"

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

Property condition: Left clean, tidy & rubbish free and in good condition throughout. 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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## Family Bathroom

Recently refitted with three piece suite comprising panelled bath with independent shower over and shower curtain, vanity wash hand basin in vanity unit with cupboard under, low-level WC with new Wc seat installed, extractor fan, wall mounted mirror, ceramic tiled flooring, textured ceiling.

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## View of Bathroom

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## Outside

### Front Drive & Garden

Tarmac driveway to the front providing off-road parking for car, plus an additional parking space around the corner. Frontage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.

### Rear Garden

Enclosed by timber panelled fence to rear and sides, patio, mainly laid to lawn, timber garden shed, gated rear access to the rear garden, timber shed with lawn mower and strimmer.

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



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## **Off Road Parking**

1 x parking space to front drive, 1 x parking space around the corner in parking area.

Frontage: 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 : £1804.95

## **Keys**

2 x Front Door Keys

1 x Patio Door Key

1 x Rear Garden Padlock Key

1 x Meter Cupboard Key

## **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 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**



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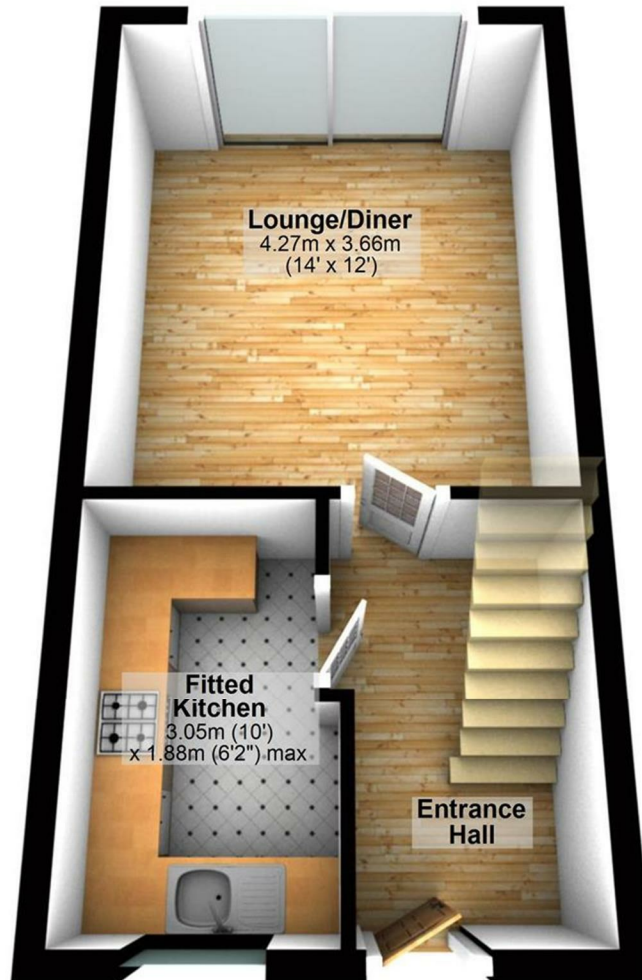
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MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute 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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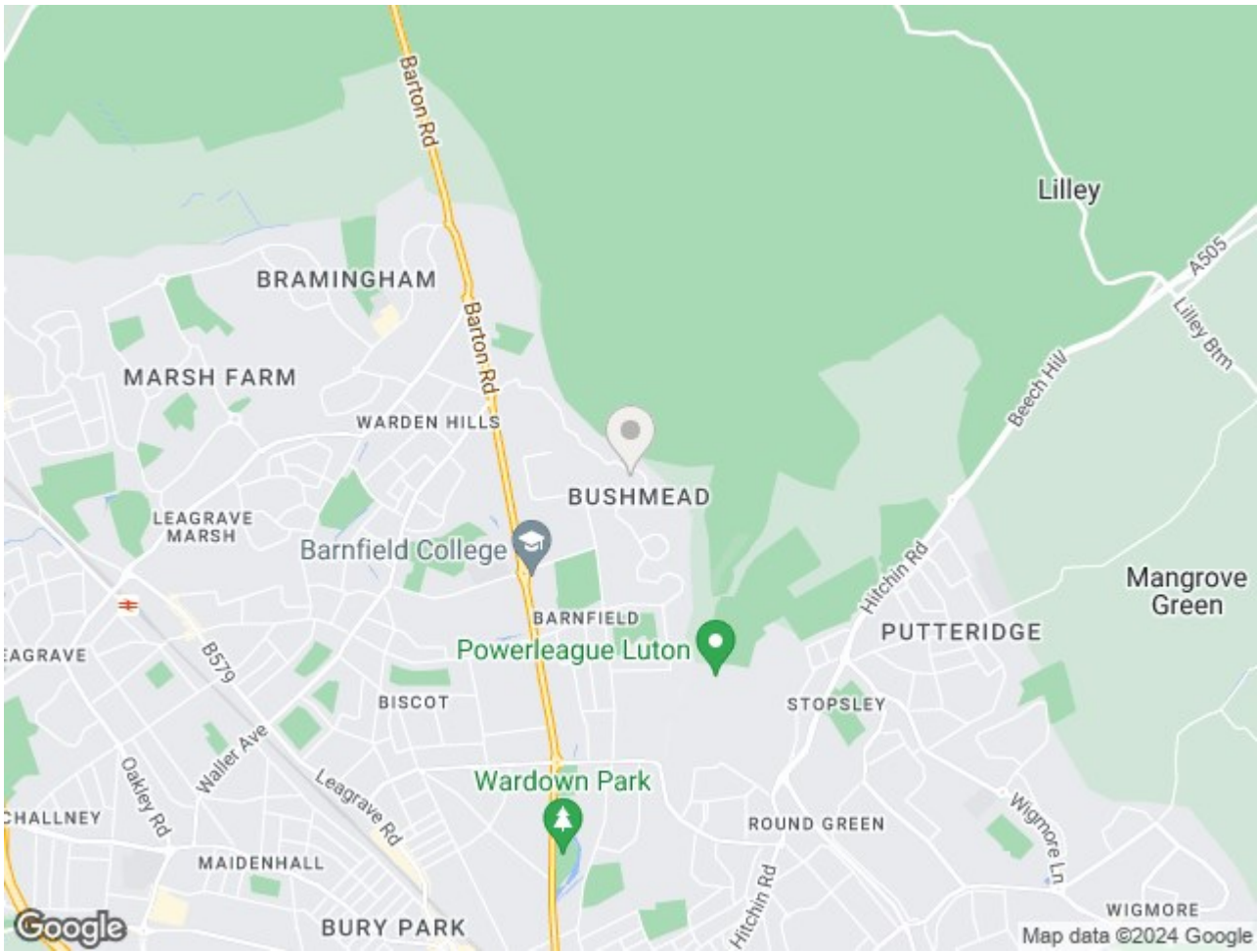
## First Floor



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