



DG
Property
Consultants
Estd. 2000



£1,275 PCM
Macaulay Road, Poets Area
Luton, Bedfordshire LU4 0LN

DG Property Consultants are offer this good size & well maintained 2 bedroom semi detached Bungalow in the popular Poets / L&D Borders area of Luton. Ideal for a hospital worker.

Accommodation comprising: Entrance porch to hall, combined lounge/diner, fitted kitchen, combined family bathroom, two good size bedrooms, front & rear garden and garage in block to the rear of the property. Offered as unfurnished and available from 02nd May 2024. To arrange your viewing call Team DG on 01582-580500

- 2 Bedroom Bungalow
- Good Size Rear Garden
- Garage In Block
- Modern Kitchen & Bathroom
- Combined Lounge / Diner
- Double Glaed & Gas C - H
- Available from 02nd May 2024 and Unfurnished
- 2 Good Size Bedrooms
- Front & Rear Gardens



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Ground Floor

Entrance Porch

PVCu double glazed entrance door to, replacement PVCu double glazed window to side, single radiator, ceramic tiled flooring, double glazed door to garden, door to entrance hall.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Entrance Porch

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Entrance Hall

Single radiator, fitted carpet, access to loft space housing gas boiler serving heating system and domestic hot water, airing cupboard housing with hot water tank.

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View of Entrance Hall

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Lounge / Diner

12'10" x 11'6"

Replacement PVCu double glazed window to front with curtains, pole & nets, double radiator, wall mounted mirror, fitted carpet, telephone point(s), TV point(s), power point(s), textured ceiling.

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View of Lounge / Diner

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View of Loung/Diner

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Fitted Kitchen

8'0" x 8'0"

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, fridge/freezer cleaned, plumbing for automatic washing machine, built-in electric oven, four ring gas hob with extractor hood over, replacement PVCu double glazed window to rear with blind, radiator, single radiator, ceramic tiled flooring, power point(s).

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View of Kitchen

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View of Kitchen

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View of Hob

Appliances & 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.



View of Oven

Appliances & 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.



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View of Sink

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View of Extractor

Appliances & 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.

Bedroom 1

11'5" x 10'1"

Replacement PVCu double glazed window to rear with curtains and nets, fitted double wardrobe(s), single radiator, fitted carpet, power point(s), textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



View of Bedroom 1

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Bedroom 2

10'0" x 8'3"

Replacement PVCu double glazed window to front with nets & roller blind, fitted carpet, fitted carpet, power point(s), textured ceiling.

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View of Bedroom 2

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Family Bathroom

Refitted with three piece suite comprising panelled bath with independent electric power shower over bath and shower curtain rail, pedestal wash hand basin, low-level WC, full height ceramic tiling to two walls, two replacement PVCu double glazed windows to rear, ceramic tiled flooring, wall mirror.

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View of Bathroom

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Outside

Front Garden

Front hedge to front, laid to lawn with mature flower and shrub, gated side access to rear.



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.



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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.



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.



Single Garage

Single garage in block to the rear. (3rd from end)

Few items in the Garage are there to stay in the Garage. Upon exit of the property only the items in the picture can stay.



Council Tax Band

Council Tax Band : C

Charge Per Year : £1964.46



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Property Keys

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

2 X YALE FRONT DOOR KEYS

2 X YALE SIDE DOOR KEYS

1 X CHUB ENTRANCE DOOR KEY

1 X GARAGE ENTRANCE 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.

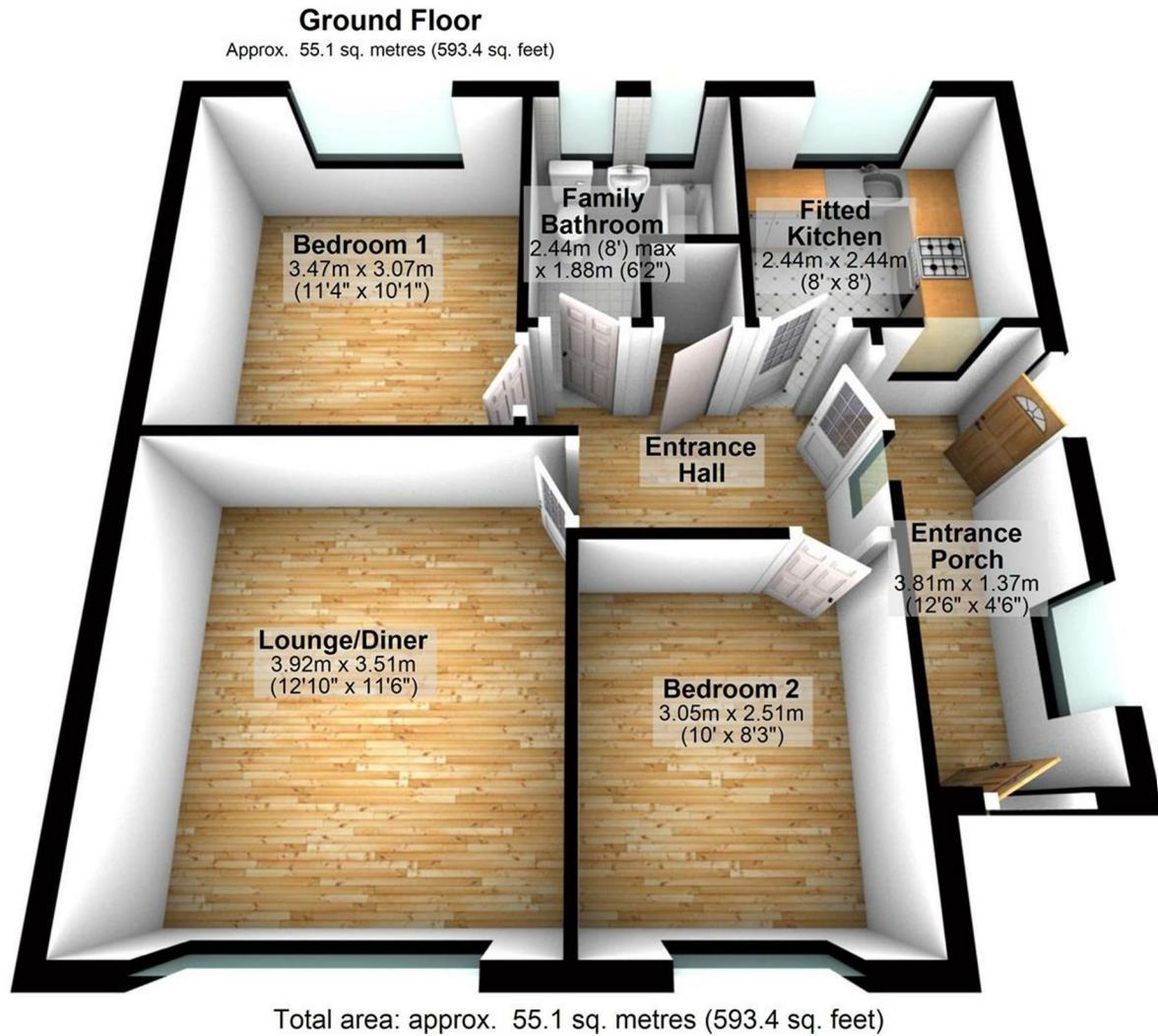
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

MISDESCRIPTIONS ACT - Lettings

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



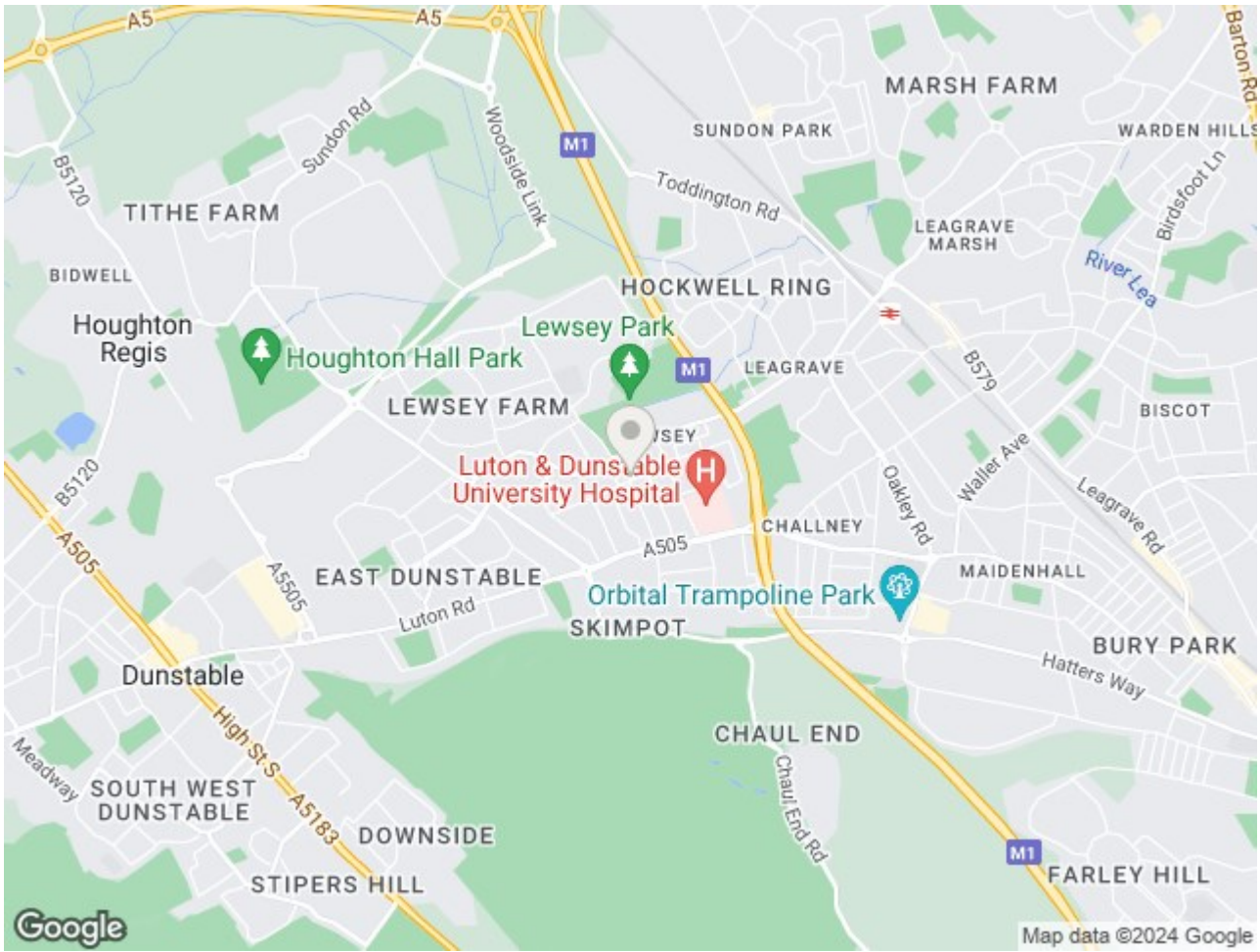
should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



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