



DG
Property
Consultants
Estd. 2000



St. Winifreds Avenue, Luton, Bedfordshire LU3 1QT
£1,400 PCM

DG Property Consultants are offer to let this spacious and very well presented 2 bedroom End of Terrace property with single garage and located in the Saints area of Luton.

Accommodation comprises: Entrance hall, good size lounge opening to the dining room, fitted kitchen, 2 double bedrooms, family bathroom with electric shower. Benefits include: Gas central heating, double glazing, front & rear gardens, ample off road parking and single garage.

Offered as unfurnished and available straight away.

To arrange your viewing call Team DG on 01582-580500.



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Bedfordshire, LU5 6BY
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Luton 01582 580500

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Ground Floor Accommodation

Storm Porch

Entrance Hall



PVCu entrance door to entrance hall, single radiator, fitted carpet, double power points, dado rail, door to dining room, carpeted stairs to first floor landing.

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/Dining Room

12'10" x 12'5" max (3.91 x 3.79 max)



Replacement PVCu double glazed bay window to front with curtains rail and curtains plus nets, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), dado rail, coved ceiling with ceiling lights, two wall lights.

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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 Lounge/Dining Room



Replacement PVCu double glazed bay window to front with curtains rail and curtains plus nets, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), dado rail, coved ceiling with ceiling lights, two wall lights.

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View of Lounge/Dining Room

12'10" x 11'8" (3.91 x 3.56)



Replacement PVCu double glazed window to rear with curtains & pole, single radiator, wooden laminate flooring, double power point(s), dado rail, coved ceiling with ceiling light, built-in under-stairs storage cupboard, door to kitchen, archway opening to lounge.

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View of Lounge/Dining Room



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Fitted Kitchen

12'10" x 8'6" (3.91 x 2.59)



Fitted with a range of base and eye level units with worktop space over, breakfast bar with 2 x stools, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space and plumbing for automatic washing machine, built-in gas oven and four ring gas hob with extractor hood over left cleaned, replacement PVCu double glazed window to rear, replacement PVCu double glazed window to side, single radiator, ceramic tiled flooring, double power point(s), PVCu double glazed door to garden.

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View of Kitchen



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View of 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.

View of 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.

View of Oven



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First Floor Accommodation

Landing



Replacement PVCu double glazed window to rear with curtain rail, fitted carpet, double power point(s), dado rail, access to boarded loft space.

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View of Loft



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Bedroom 1

12'0" max x 11'3" (3.67 max x 3.44)



Replacement PVCu double glazed bay window to front with curtains rail and curtains plus nets, double radiator, fitted carpet, double power point(s), light shade, picture rail.

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Bedroom 2

11'3" x 11'3" (3.44 x 3.42)



Replacement PVCu double glazed window to rear with curtains and pole, single radiator, fitted carpet, double power point(s), picture rail.

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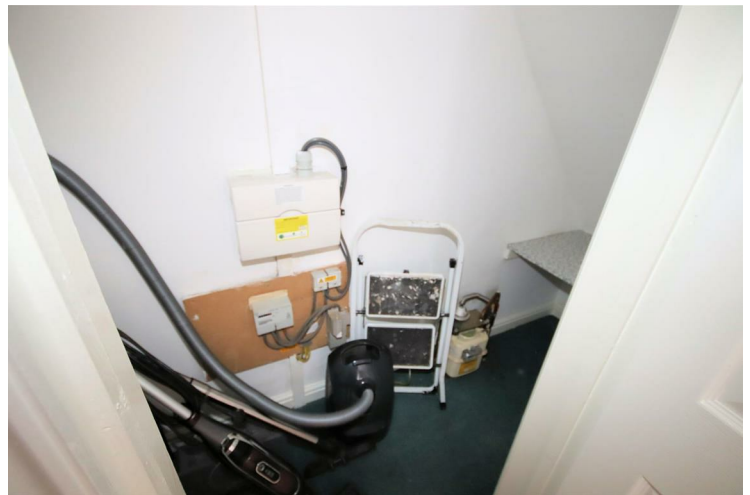
Family Bathroom



Three piece suite comprising panelled bath with power shower over and shower curtain, pedestal wash hand basin and low-level WC, tiled splashbacks, replacement PVCu double glazed window to front with curtain, single radiator, ceramic tiled flooring, recessed ceiling spotlights, towel rail, wall mirror.

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Understairs Cupboard



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Outside of the property

Front Garden & Driveway

Concrete driveway to the side leading to garage and providing off-road parking for two cars, gated side access to rear, gravel front area with front boundary wall.

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



Enclosed by timber panelled fence to rear and sides, mainly laid to lawn, paved patio, outside water tap, gated side access to front. 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.

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.

Single Garage

17'6" x 8'6" (5.33 x 2.59)

Single pre-fabricated garage with metal up and over door, side personal door to rear garden.

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

Property Keys

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

Should any keys or fobs supplied are lost or broken, then it's the tenants responsibility to replace them.

2 x Front Door Keys

2 x Rear Kitchen Door 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:

Council Tax Band

Council Tax Band : B

Charge Per Year : £1804.78

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.

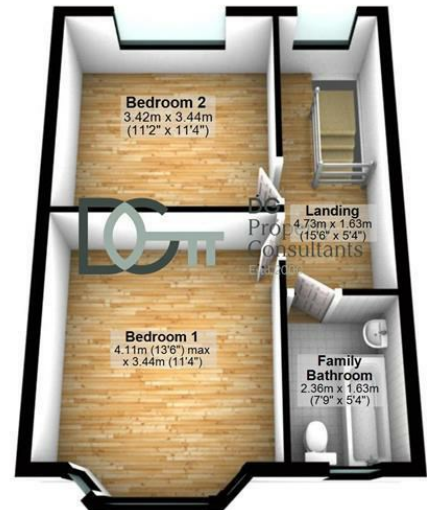
MISDESCRIPTIONS ACT - Lettings

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.

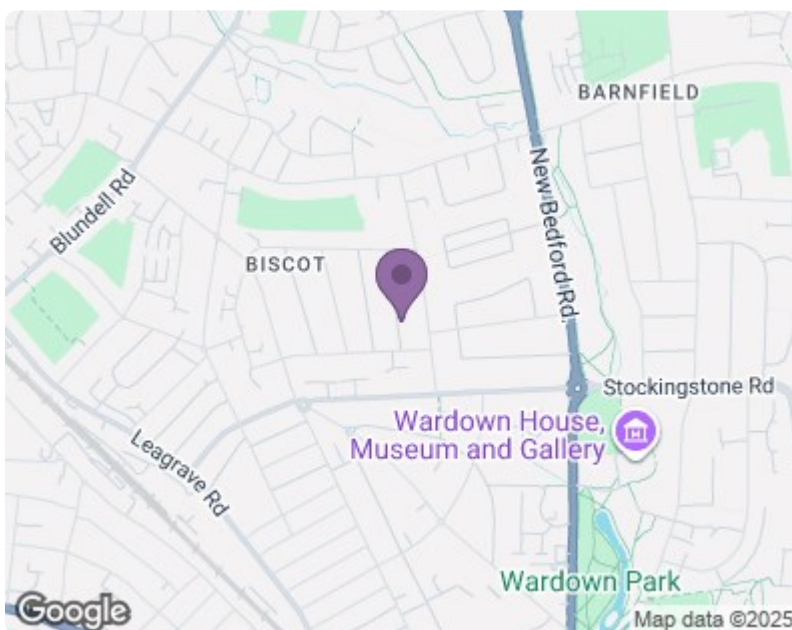
Ground Floor



First Floor



Total area: approx. 98.8 sq. metres (1063.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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