



DG
Property
Consultants
Estd. 2000



Spayne Close, Barton Hills, Luton, Bedfordshire LU3 4BA

£1,350 PCM

DG Property Consultants are pleased to offer to let this very well presented two-bedroom terraced home, complete with a single garage, situated on the highly sought-after Barton Hills development. Ideally located for commuters, the property offers easy access to main road and rail transport links, making it perfectly suited for those needing convenient travel connections. The accommodation comprises an entrance porch leading into a spacious lounge, a refitted kitchen/dining room, two well-proportioned double bedrooms, and a modern refitted bathroom with electric shower.

Externally, the property benefits from both front and rear gardens, along with a single garage located in a block to the rear of the property.

Further benefits include UPVC double glazing and gas central heating throughout.

Available immediately on an unfurnished basis.

Contact Team DG on 01582 580500 to arrange your viewing.



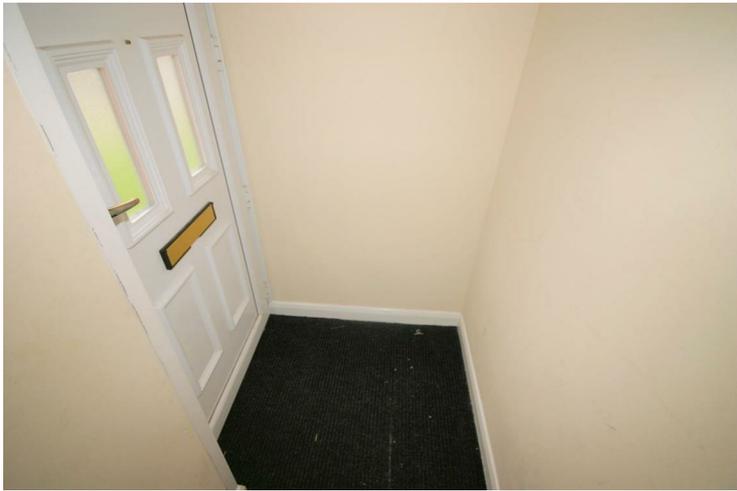
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Ground Floor Accommodation

Entrance Porch



PVCu entrance door, fitted carpet, door to lounge.

Lounge

14'7" x 12'1" (4.45 x 3.69)



Replacement PVCu double glazed window to front with curtains and pole, double radiator, newly fitted carpet, TV point(s), double power point(s), textured ceiling, central stairs to first floor landing, door to kitchen/diner.

View of Lounge



View of Lounge



Kitchen / Diner

12'0" x 8'6" (3.66 x 2.59)



Refitted 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, plumbing for automatic washing machine (presently there is a washing machine for any incoming tenant to use, however if it breaks down, then they should replace it with their own.) , space for fridge/freezer and automatic washing machine, new built-in electric oven, four ring gas hob with extractor hood over, window to rear, double radiator, new vinyl flooring, double power point(s), textured ceiling with fluorescent strip, wall mounted gas boiler serving heating system and domestic hot water, PVCu double glazed door to garden with blind.

View of Kitchen / Diner



View of Bedroom 1



View of Kitchen / Diner



Bedroom 2
12'0" x 8'6" (3.66 x 2.59)



First Floor Accommodation

Landing

Carpeted, power points, access to all first floor rooms

Bedroom 1

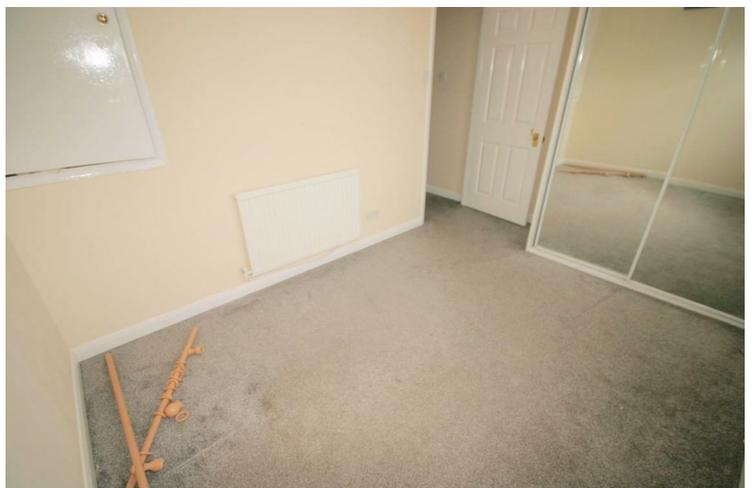
12'0" x 8'5" (3.66 x 2.57)



Replacement PVCu double glazed window to front with curtains & pole and nets, built-in double wardrobe(s) with full-length mirrored sliding doors, single radiator, newly fitted carpet, double power point(s), textured ceiling.

Replacement PVCu double glazed window to rear with net and curtain pole, built-in double wardrobe(s) with full-length mirrored sliding doors, single radiator, newly fitted carpet, power point(s), textured ceiling, airing cupboard housing pre-lagged hot water tank.

View of Bedroom 2



Family Bathroom



Refitted three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, Upvc panelled to two walls, single radiator, new vinyl flooring, textured ceiling, mirrored bathroom cabinet, towel rail.

View of Family Bathroom



Outside of the property

Frontage

Front lawn, path to front of property, outside storage cupboard.

Rear Garden



Paved patio, mainly laid to lawn with flower and shrub borders, gate to rear with path to garage in block. Gardens,

Single Garage



Single garage located in nearby block. (The garage on the left as you look at the 3 in the block).

Council Tax Band

Council Tax Band : C

Charge Per Year : £2168.62

Tenant(s) Application

Tenant Application

Once you have found a suitable property to rent and all terms have been agreed, you will be required to complete our tenant application form. Each tenant must complete the form individually and submit it together with the following supporting documentation:

Photo Identification: A valid passport or ID card (for non-UK or non-EU residents, a valid residence share code (Providing digital immigration status) to validate your right to reside in the UK.

Proof of Residence: A current utility bill.

Employment Details: Recent payslips x 3 & a P60.

Bank Statements: Six months' bank statements showing income and regular rental payments.

DG Property Consultants will be unable to withdraw the property from the market until the completed application form and all supporting documentation have been received. A holding deposit may also be requested.

Right to Rent, Credit Checks, and References

Right to Rent checks, credit checks/searches, and references are carried out by a professional referencing company. This process includes references from previous landlords or letting agents, current employment references, and an analysis of bank statements.

If a guarantor is required, the same referencing procedure will apply.

Refusal is only permitted where there is a genuine and lawful reason, such as: Preventing statutory overcrowding. The tenant's income being insufficient to meet affordability requirements. Any blanket bans contained within insurance, mortgage, or lease terms will generally be invalid.

Tenancy Setup and Payments

Once your application has been successfully approved, your tenancy will be agreed and set up. The balance of the deposit will then become immediately due, followed by payment of the first month's rent no later than one week prior to the start date of the tenancy.

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

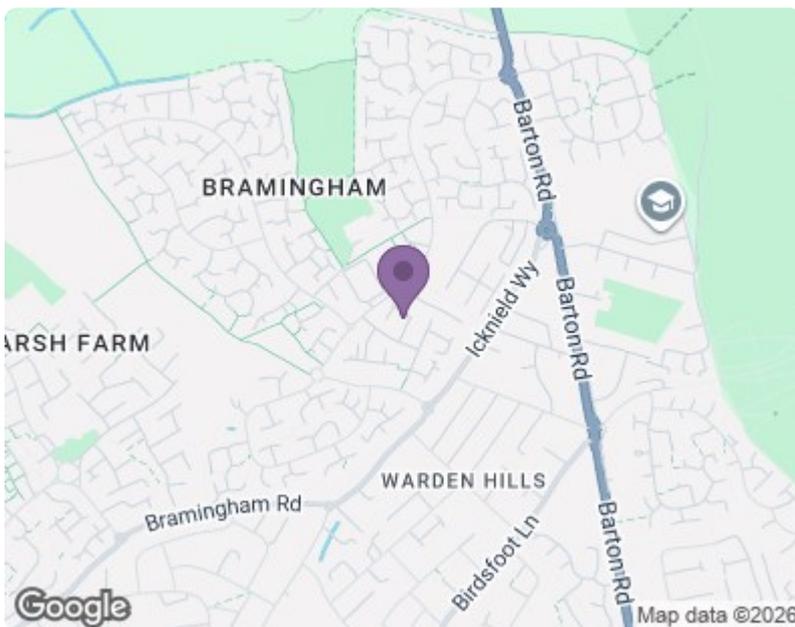
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

Ground Floor



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			
		74	89

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			
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