



DG
Property
Consultants
Estd. 2000



Luton Road, Toddington, Dunstable, Bedfordshire LU5 6DF

£1,300 PCM

DG Property Consultants are pleased to be offering this spacious 2 bedroom terraced property, located in the sought after village of Toddington, available to rent from 17th January 2026 as unfurnished.

The property is centrally positioned close to the hub of the village with local amenities and local schools. Toddington is an ideal village for commuters, with access to a M1 junction and mainline train links into London St Pancras via Harlington or Flitwick stations.

The property is very well maintained throughout and offer accommodation comprising: Entrance hall, lounge, fitted kitchen/diner, first floor landing, modern white bathroom and two good size bedrooms, frontage with off road parking and courtyard rear garden, with two outhouses.

To arrange a viewing Call Team DG on 01525-310200 .



2 High Street, Toddington,
Bedfordshire, LU5 6BY
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Ground Floor Accommodation

Entrance Hall



uPVC entrance door, carpeted stairs to first floor landing, door to lounge.

Lounge

12'6" x 12'6" (3.81m x 3.81m)



UPVC double glazed window to front, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, door kitchen/Diner.

View of Lounge



Kitchen/Dining Room

10'0" x 15'10" (3.05m x 4.82m)



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, plumbing and space for automatic washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob, two uPVC double glazed windows to rear, double radiator, wooden laminate flooring, double power point(s), wall mounted gas boiler serving heating system serving domestic hot water with heating timer control, built in understairs storage cupboard, door to rear porch.

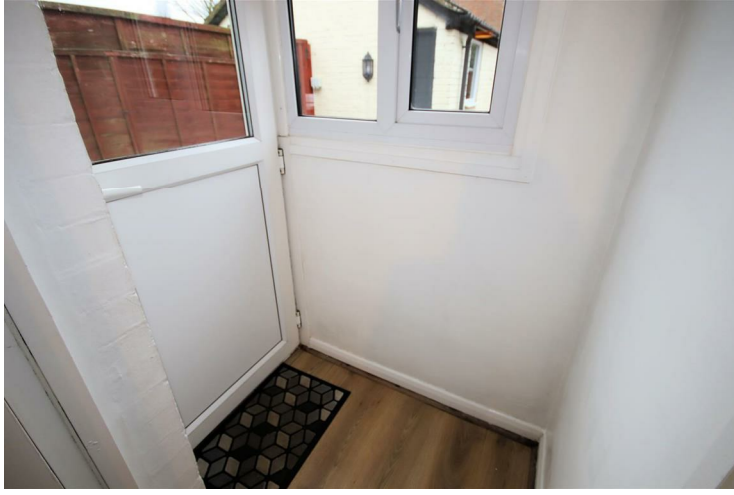
View of Kitchen / Dining Room



View of Kitchen / Dining Room



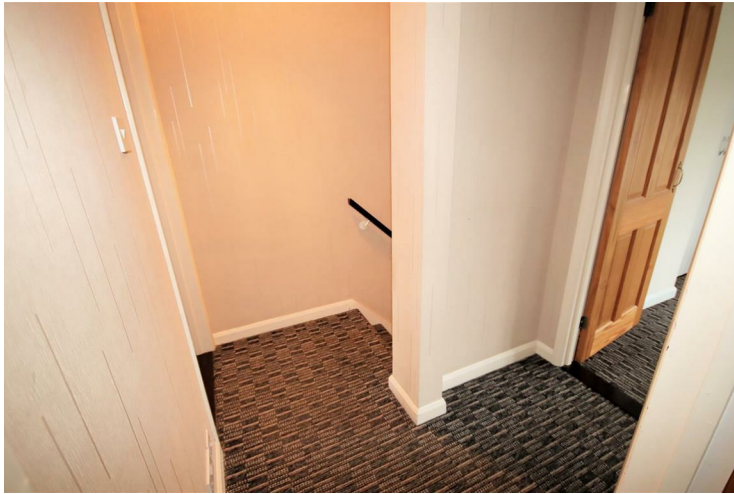
Rear Porch



UPVC double glazed window to rear, wooden laminate flooring, UPVC double glazed door to the rear garden.

First Floor Accommodation

Landing



Fitted carpet, airing cupboard, door to all first floor rooms.

Bedroom 1

12'0" x 12'6" (3.65m x 3.81m)



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

View of Bedroom 1



View of Bedroom 1



Bedroom 2

10'0" x 9'0" (3.05m x 2.74m)



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

View of Bedroom 2



Front Garden & Front Drive



Family Bathroom



Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, uPVC double glazed window to rear, single radiator, wooden laminate flooring.

View of Bathroom



Front drive allowing off road parking for 1 vehicle, side border with mature shrubs.

Rear Courtyard Garden



Enclosed by timber fencing rear courtyard garden with two brick built outhouse, access to the front is through the house.

View of Courtyard Garden



Outside of the property

View of Courtyard Garden



Council Tax Band

Council Tax Band : B

Charge Per Year : £1739.54

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.

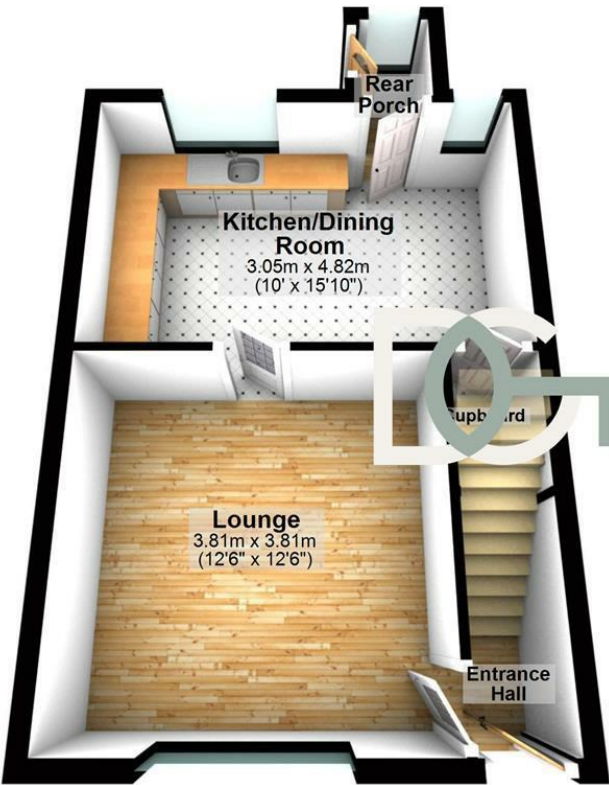
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

MISDESCRIPTIONS ACT - Lettings

MISDESCRIPTIONS A C T - D G 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. 67.6 sq. metres (727.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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