



DG
Property
Consultants
Estd. 2000



Old Bedford Road, Luton, Bedfordshire LU2 7BN
£2,500 PCM

DG Property Consultants are delighted to present this impressive detached house to rent, situated on the desirable Old Bedford Road in Luton. This substantial residence offers a wealth of space and comfort, also being completely redecorated and re carpeted making it an ideal family home. Entering the entrance porch that leads to entrance hall. The ground floor boasts three generous reception rooms, including a large living room a separate dining room and a delightful breakfast room that opens into a well-appointed fitted kitchen. The utility room adds convenience, while a study provides a quiet space for work or study. A refitted cloakroom completes the ground floor. The first floor features four spacious bedrooms. The master bedroom benefits from a refitted en-suite bathroom, providing a private retreat, while a refitted 4 piece family bathroom serves the remaining bedrooms. Outside, the property offers ample off road parking up to 5 vehicles, a double width garage and comfortable sized front and rear garden.
Offered as unfurnished and available straight away.



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Ground Floor Accommodation

Entrance Porch

UPVC double glazed entrance, double glazed window to front, new wood laminate flooring.

The Property has been professionally cleaned and is provided in a clean, tidy, and rubbish-free condition. At the end of the tenancy, the Property must be returned in the same condition, subject to fair wear and tear.

At check-in, there are no visible marks to the walls, ceilings, or internal doors, all of which have been newly and professionally decorated throughout. The flooring throughout the property is presented in very good condition.

The check-in photographs form part of the Inventory and Schedule of Condition and accurately record the Property's condition at the commencement of the tenancy. Higher-resolution images are available upon request.

Entrance Hall



Double radiator, wood block flooring, double power point(s), coving to textured ceiling, newly carpeted stairs to first floor landing, door dining room, door living room, door breakfast room, door to cloakroom.

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View of Entrance Hall



Cloakroom



Refitted suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashbacks, single radiator, ceramic tiled flooring, coving to textured ceiling.

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Living Room

18'6" x 12'0" (5.64m x 3.67m)



UPVC double glazed window to front with new vertical blinds fitted, double radiator, new wood laminate flooring, telephone point(s), TV point(s), double power point(s), coving to textured ceiling, archway opening dining room.

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View of Living Room



Dining Room

10'10" x 12'0" (3.31m x 3.67m)



upVC double glazed patio door to rear to garden with new vertical blinds fitted, new wood laminate flooring, double power point(s), coving to textured ceiling.

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View of Dining Room



Fitted Kitchen Breakfast Room

10'0" x 15'6" (3.06m x 4.72m)



Fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink unit with single drainer and mixer tap, built-in dishwasher, gas range cooker with extractor hood, uPVC double glazed window to rear with new vertical blinds fitted, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, uPVC double glazed door to rear to garden.

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View of Kitchen Breakfast Room



Kitchen Breakfast Room

7'9" x 15'6" (2.35m x 4.72m)



Double radiator, ceramic tiled flooring, double power point(s), coving to textured ceiling, wall storage units, door from entrance hall and to utility room.

Utility Room

11'0" x 4'8" (3.35m x 1.41m)



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, fridge, plumbing for automatic washing machine, tumble dryer, two uPVC double glazed windows to side, ceramic tiled flooring, double power point(s) with smoke detector, door to garage and study.

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Study

6'9" x 4'8" (2.06m x 1.41m)



UPVC double glazed window to rear with new virtual blinds fitted, ceramic tiled flooring, double power point(s).

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First Floor Accommodation

Landing



UPVC double glazed window to front with new virtual blinds fitted, newly fitted carpet, double power point(s), coving to textured ceiling, access to loft space.

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Bedroom 1

15'7" x 12'0" (4.75m x 3.67m)



UPVC double window to front, fitted double wardrobe(s), single radiator, newly fitted carpet, telephone point, double power point(s), coving to textured ceiling, door to en-suite bathroom.

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View of Bedroom 1



En-suite Bathroom



Refitted three piece suite comprising: panelled bath with independent shower over, wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, uPVC double glazed window to side, vinyl flooring, coving to textured ceiling.

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Bedroom 2

10'10" x 12'0" (3.31m x 3.67m)



UPVC double glazed window to rear with new vertical blinds fitted, built-in double wardrobes, power points, newly fitted carpet, single radiator.

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View of Bedroom 2



Bedroom 3

11'9" x 9'0" (3.58m x 2.75m)



UPVC double glazed window to front with new vertical blinds fitted, built-in double wardrobe(s), single radiator, newly fitted carpet, double power point(s), coving to textured ceiling.

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View of Bedroom 3



Bedroom 4

11'6" x 9'0" (3.50m x 2.75m)



UPVC double glazed window to rear with new vertical blinds fitted, built-in double wardrobe(s), single radiator, newly fitted carpet, double power point(s), coving to textured ceiling.

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Family Bathroom/Shower Room



Refitted four piece suite comprising panelled bath, separate shower cubical, pedestal wash hand basin and low-level WC, tiled walls and ceramic tiled flooring, uPVC double glazed window to rear, single radiator.

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View of Bathroom/Shower Room



Outside of the property

Front Garden



Front lawn, mature shrubs, side access to the rear garden.
Front mono block drive with parking for 4 vehicles leading the the garage.
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 fencing, paved patio area, laid to lawn, mature plants, shrubs, access to the front via side passage.
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



Double Garage



Double width garage with electric up and over door, personal door to utility room., power and lighting connected.
Garage: 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 : F

Charge Per Year : £3351.74

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 you 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 - Sales & Le

The Property Misdescriptions Act 1991 - 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.

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

1 x Back Door Key

1 x Garage Key

1 x Patio Door Key

Appliances Provided with the Property

Appliances Provided with the Property

Any appliances that are integral to the kitchen shall remain the responsibility of the Landlord to maintain, repair, or replace as necessary, provided that such appliances have been used properly and not damaged through misuse or negligence by the occupying Tenant.

Any freestanding appliances left at the Property are provided for the Tenant's use only. In the event of a breakdown or malfunction, the decision to repair or replace such appliances shall be at the Landlord's sole discretion. Where the Landlord elects not to repair or replace a freestanding appliance, the occupying Tenant shall be responsible for providing a replacement of their own at their own cost.

View of Sink



Sink have been professionally and thoroughly cleaned and are provided in this condition at the commencement of the tenancy. At the end of the tenancy, they must be returned in the same clean condition, subject to fair wear and tear.

The accompanying photographs form part of the Inventory and Schedule of Condition and illustrate the condition at check-in. Higher-resolution images are available upon request.

View of Extractor



All appliances and the sink have been professionally and thoroughly cleaned and are provided in this condition at the commencement of the tenancy. At the end of the tenancy, they must be returned in the same clean condition, subject to fair wear and tear.

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View of Oven



All appliances and the sink have been professionally and thoroughly cleaned and are provided in this condition at the commencement of the tenancy. At the end of the tenancy, they must be returned in the same clean condition, subject to fair wear and tear.

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View of Dishwasher



All appliances and the sink have been professionally and thoroughly cleaned and are provided in this condition at the commencement of the tenancy. At the end of the tenancy, they must be returned in the same clean condition, subject to fair wear and tear.

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View of Freezer



All appliances and the sink have been professionally and thoroughly cleaned and are provided in this condition at the commencement of the tenancy. At the end of the tenancy, they must be returned in the same clean condition, subject to fair wear and tear.

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View of Tumble Dryer



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Inventory and Schedule of Condition

I / We confirm that I / we have checked the Inventory and Schedule of Condition and agree that it fairly and accurately reflects the condition of the Property and its contents at the commencement of the tenancy. All appliances are in working order, and all items listed in the inventory are clean and in good condition, except where otherwise stated within the Inventory and Schedule of Condition.

Tenants Printed Name.

Tenant(s) Name(s):

Tenants Signature.

Tenant(s) Signatures:

Tenancy Date

Tenancy Start Date:

Ground Floor

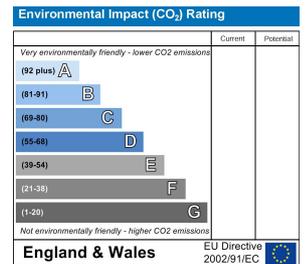
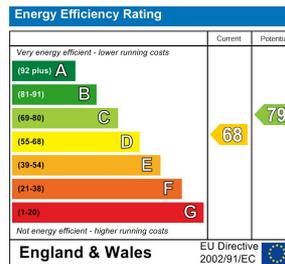
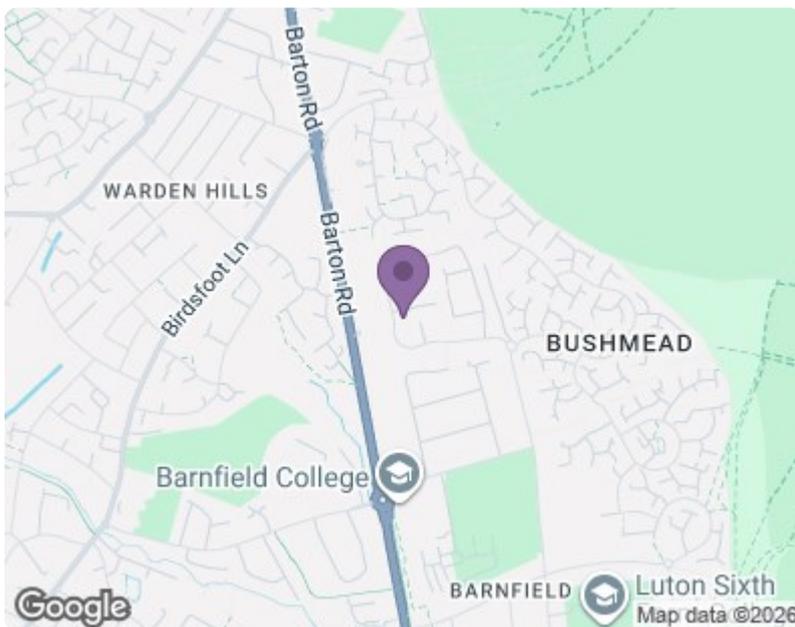


First Floor



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Total area: approx. 179.4 sq. metres (1931.6 sq. feet)



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