



DG
Property
Consultants
Estd. 2000



Luton Road, Toddington, Dunstable, Bedfordshire LU5 6DF

£1,200 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



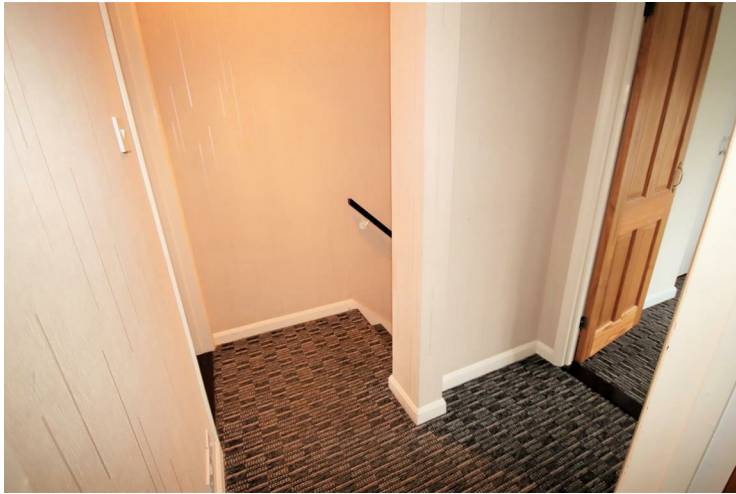
Rear Porch



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 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

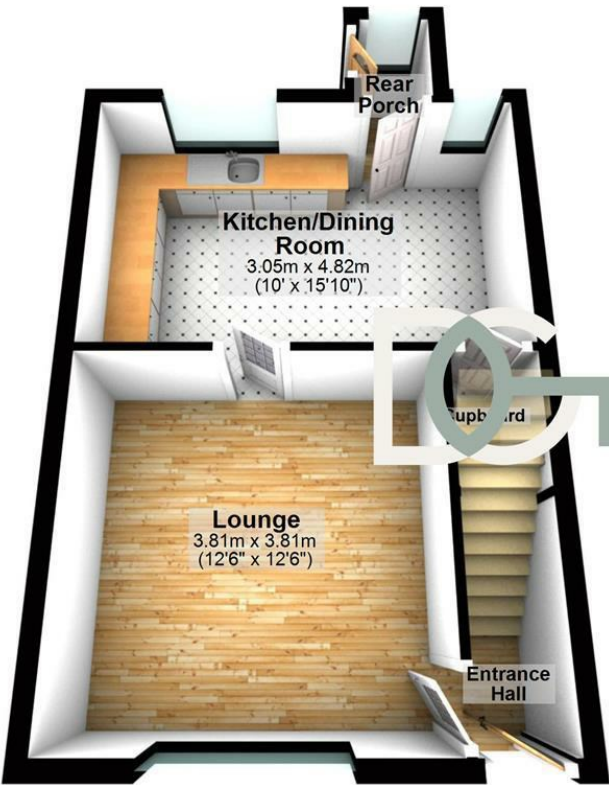
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All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations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

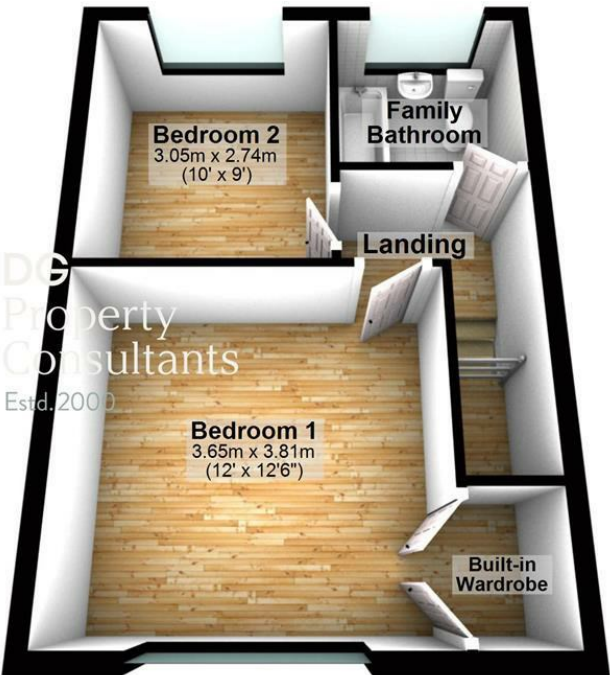
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These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

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 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	87

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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