



**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  
[dgpropertyconsultants.co.uk](http://dgpropertyconsultants.co.uk)  
Toddington 01525 310200  
Luton 01582 580500

[dgpropertyconsultants.co.uk](http://dgpropertyconsultants.co.uk)  
01525 310200

naea | propertymark  
PROTECTED

 The Property  
Ombudsman

## 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



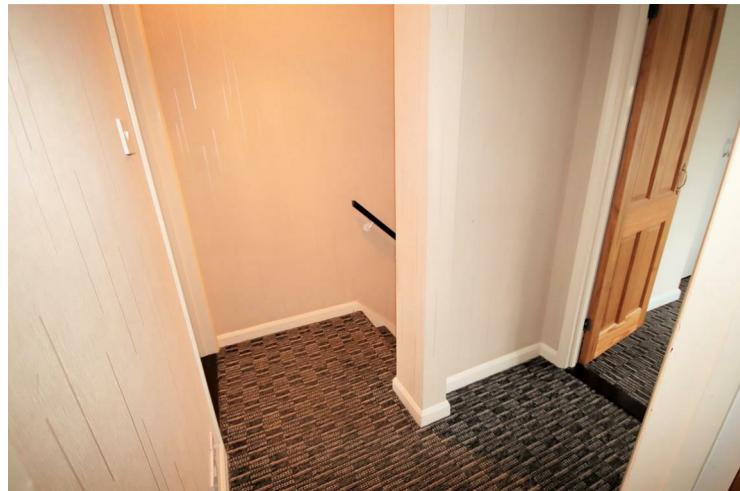
## View of Bedroom 1



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

## First Floor Accommodation

### Landing



## View of Bedroom 1



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

### Bedroom 1

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



## 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.

UPVC double glazed window to front, built-in wardrobe, 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 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 - Sales & Letting

The Property Misdescriptions Act 1991 - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

#### Important Notice / Disclaimer

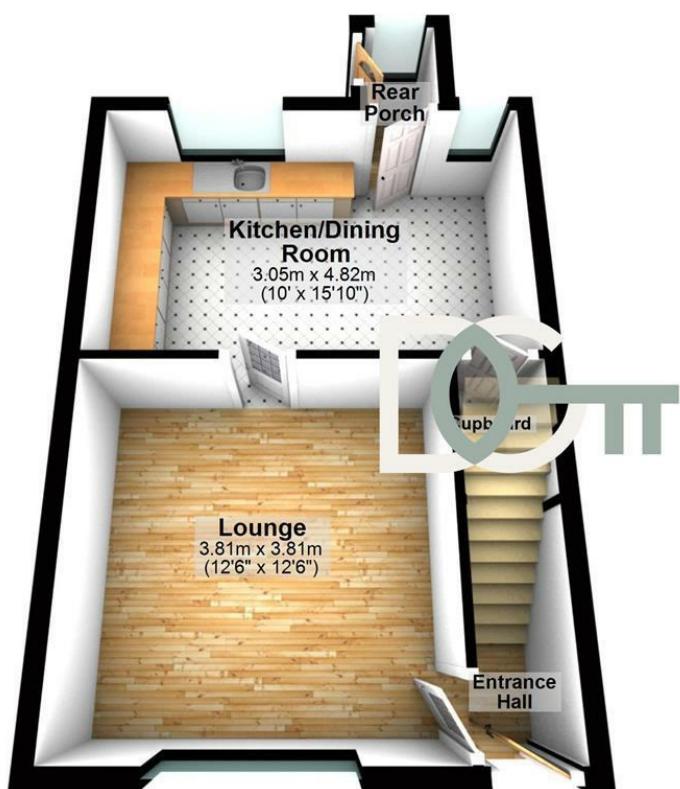
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

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.

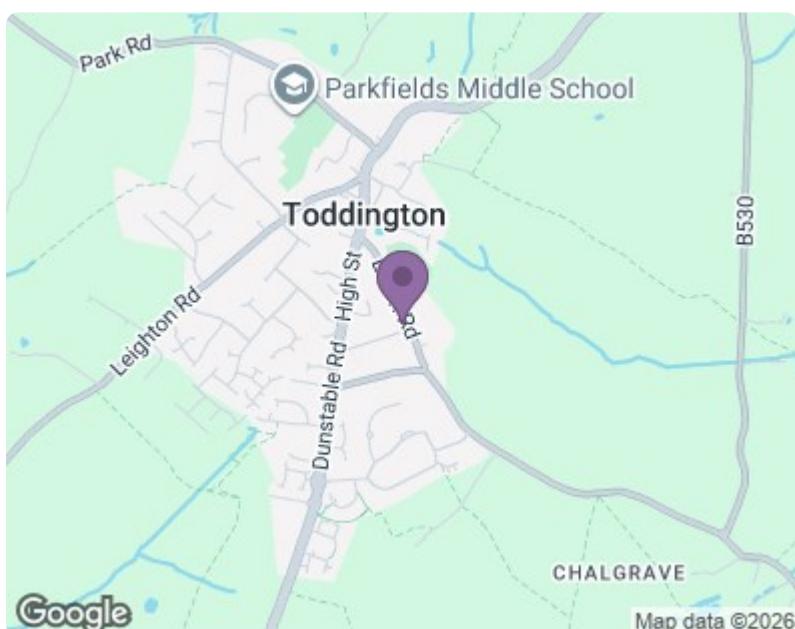
## Ground Floor



## First Floor



Total area: approx. 67.6 sq. metres (727.7 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A	Current	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(0-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	Current	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(0-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



2 High Street, Toddington,  
Bedfordshire, LU5 6BY  
dgpropertyconsultants.co.uk  
Toddington 01525 310200  
Luton 01582 580500

dgpropertyconsultants.co.uk  
01525 310200

naea propertymark

PROTECTED

