



## **£795 PCM**

### **Dexter Close, Barton Hills**

### **Luton, Bedfordshire LU3 4DY**

dg Property Consultants are pleased to offer this very well presented 1 bedroom cluster home located on the popular and sought after Barton Hills development.

Accommodation comprises: Entrance porch to a combined lounge/diner, modern fitted kitchen with oven & hob, bedroom with built-in wardrobe, modern bathroom. Benefits Include: UPVC Double Glazing, electric radiator heating, private rear garden and off road parking. The property is available from early May 2022 as unfurnished.

Call Team DG on 01582-580500 to arrange your viewing.

1 Bedroom Cluster Home  
Combined Lounge / Diner  
Modern Fitted Kitchen  
Modern Bathroom  
Well Presented Throughout  
Available from 05th May 2022  
Double Glazing  
Sought After Location  
Electric Radiators  
Offered As Unfurnished

## Ground Floor

### Lounge / Diner

15'6" max x 13'8"

Replacement PVCu entrance door, two replacement PVCu double glazed windows to side, electric radiator, fitted carpet, bt and cable telephone point(s), TV point(s), double power point(s), textured ceiling, opening to kitchen, spiral staircase to first floor landing.

Left clean, tidy & rubbish free. No visible marks to walls, professionally cleaned and the carpets professionally cleaned. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



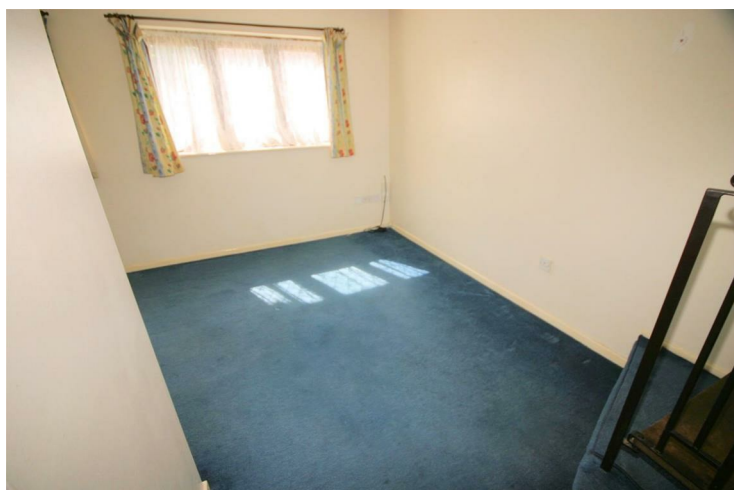
### Additional Lounge/Diner View

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### View of Lounge/Diner

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## Fitted Kitchen

6'6" x 6'2"

Re-fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap and tiled splashbacks, built-in electric oven, four ring halogen hob with extractor hood over, fridge/freezer and washing machine have been left by the previous tenant and are there for any future tenant to use. Should they breakdown then they should either repair at the tenants cost or replace the appliance with there own. Ceramic tiled flooring, double power point(s), textured ceiling.

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## View of Kitchen

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### **View of Sink**

Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Extractor Fan**

Appliances professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Oven**

Appliances professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.





### **View of Hob**

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### **View of Fidge/Freezer**

Appliances professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **View of Fridge/ Freezer**

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### **First Floor**

### View of Stairs

Property condition: Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated and the carpets have been professionally cleaned. The pictures illustrates. . Should you require larger pictures then these can be emailed on request. The pictures clearly illustrates internal condition. Should you require larger pictures then these can be emailed on request



### Landing

Fitted carpet, power point(s), textured ceiling, door to bedroom 1 & bathroom.

Left clean, tidy & rubbish free. No visible marks to walls, professionally cleaned and the carpets professionally cleaned. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.

### Bedroom

13'6" x 7'11"

Two PVCu double glazed windows to side, PVCu double glazed window to front, electric radiator, fitted carpet, TV point(s), power point(s), textured ceiling, door to airing cupboard housing pre-lagged hot water tank.

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### Additional Bedroom View

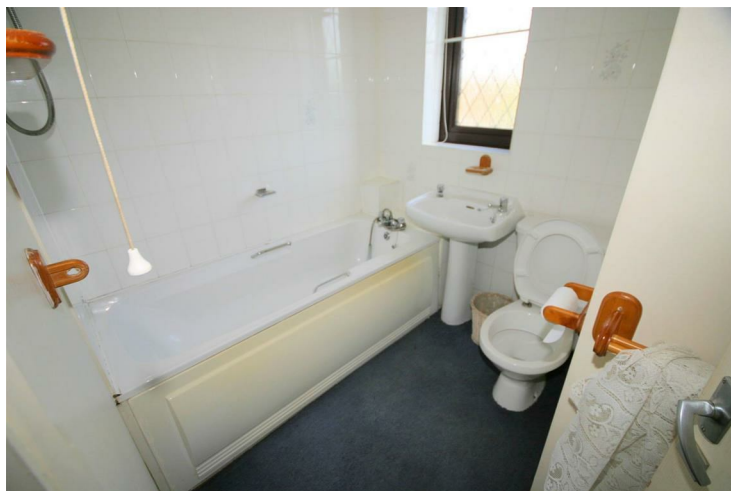
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### Family Bathroom

Recently re-fitted with three piece suite comprising panelled bath with independent electric shower over, pedestal wash hand basin and low-level WC, full height ceramic tiling to two walls, electric fan heater, PVCu double glazed window to front, fitted carpet, textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls, professionally cleaned and the carpets professionally cleaned. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



### Outside

#### Front Garden

Laid to lawn with mature hedge, outside storage shed with electric meter.

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 rear garden located away from the property.

Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.

#### Off Road Parking Sapce

Off road parking space , located to the side of the property.

### Keys

2 x Front Door Keys

1 x Outside Front Store Cupboard Key

1 x Padlock Key to Rear Garden

### Tenants Signature.

Tenant(s) Signatures:

### Property Condition Report

I / we have checked through the Inventory and Statement of Condition and have found them to be correct. All appliances are in working order and inventory items are in a good clean condition except where stated in the inventory & condition report.

## **Tenants Printed Name.**

Tenant(s) Name(s):

## **Tenancy Date**

Tenancy Start Date:

## **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 unable to withdraw the property from the market until the completed application along with supporting documentation and the holding deposit has been received.

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.

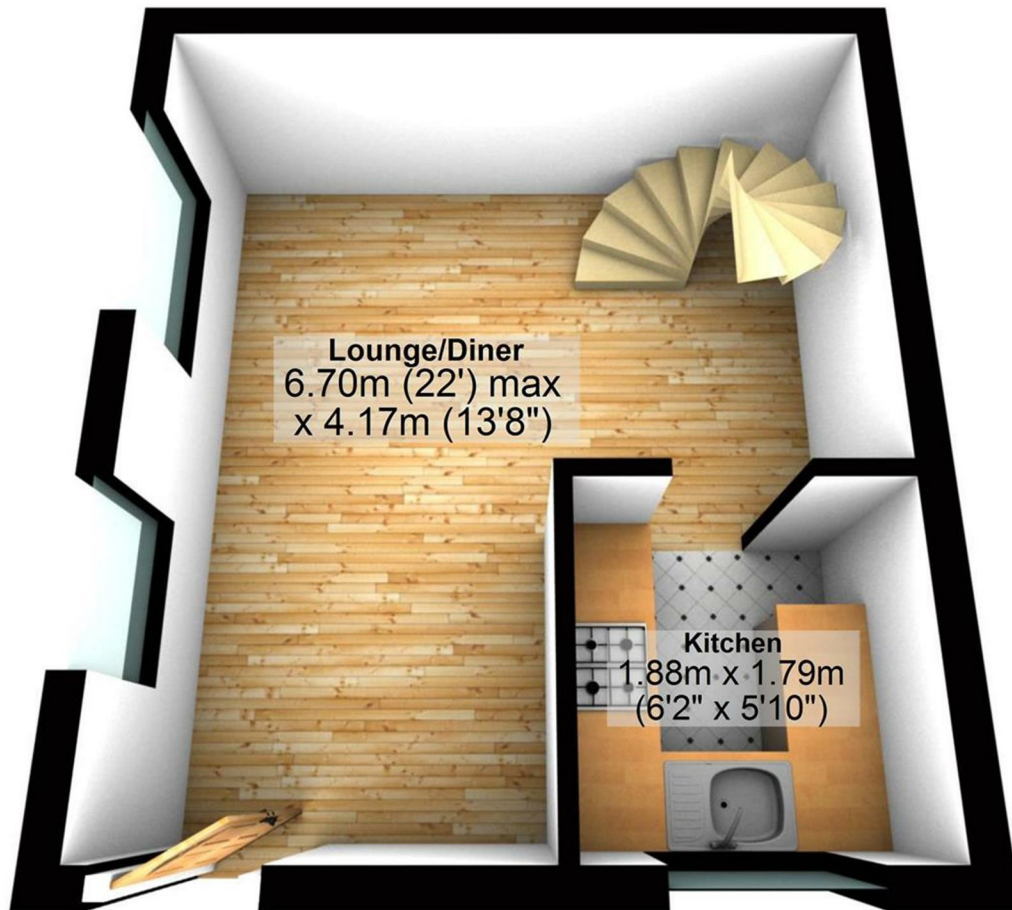
Once your application has been successfully completed, your tenancy will be agreed and set up, with the remainder of the deposit becoming immediately due. Followed by the payment of your first month's rent no more than 1 week prior to the start of your tenancy.

## **MISDESCRIPTIONS ACT - Lettings**

MISDESCRIPTIONS ACT - dg 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

