

DG
Property
Consultants
Estd. 2000



Poplar End, Toddington, Bedfordshire LU5 6HQ **£1,500 Per Month**

This exquisite 2-bedroom barn conversion is a true gem waiting to be discovered. Situated on a gated private development offering a tranquil escape with picturesque open country views in every direction. This rural property located just off Park Road in Toddington and available to rent from 01-03-2026 as part furnished. Upon entering, you are into the properties accommodation, with open plan living with a combined kitchen/dining/living room, providing ample space for entertaining or relaxing. The fitted kitchen has appliances. With two cosy bedrooms and family bathroom, this home provides comfort and privacy for couple/small family. The frontage offers a gravel drive with parking for two vehicles, in addition some small front garden space.

Conveniently located near mainline train links to London via Harlington and M1 junction 1, this property seamlessly combines countryside living with easy access to urban amenities. Don't miss the opportunity to make this stunning barn conversion your new home.



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

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Ground Floor Accommodation

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Entrance Hall

Entrance door leading into the main living area of the property, via front driveway.

Open Plan Living/Dining/Kitchen Room

27'6" x 15'6" (8.38m x 4.72m)



Kitchen Area. (The furniture will remain in the property. If the incoming tenant chooses to use their own furniture, they will be responsible for storing the existing items at their own expense). Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge, plumbing and space for automatic washing machine, built-in electric oven, four ring electric hob with pull out extractor hood over, sealed unit double glazed window to front incorporating the front entrance door, power points single radiator, solid wooden flooring, vaulted with feature beams.

Opening into a central dining area opening into the lounge.

Dining And Lounge Area. (The furniture will remain in the property. If the incoming tenant chooses to use their own furniture, they will be responsible for storing the existing items at their own expense).

Sealed unit double glazed window to rear, velux skylight, two single radiators, solid wooden flooring, telephone point(s), TV point(s), double power point(s), wall light(s), vaulted with feature beams.

Acces to inner hall and to bedroom 2.

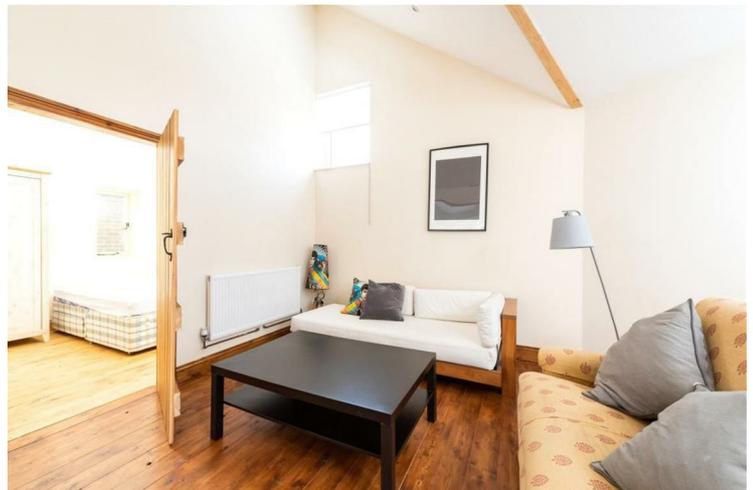
View of Living/Dining/Kitchen Room



View of Living/Dining/Kitchen Room



View of Living/Dining/Kitchen Room



Inner Hallway

Single radiator, solid wooden flooring, access to bedroom 1 and bathroom.

View of Living/Dining/Kitchen Room



Family Bathroom



Bedroom 1

12'6" x 15'0" (3.80m x 4.58m)



Three piece suite comprising panelled bath with hand shower attachment over and glass screen, pedestal wash hand basin and low-level WC, half and full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, heated towel rail, ceramic tiled flooring, three recessed ceiling spotlights. (The furniture will remain in the property. If the incoming tenant chooses to use their own furniture, they will be responsible for storing the existing items at their own expense).

Bedroom 2

9'6" x 9'6" (2.90m x 2.89m)



Sealed unit double glazed window to front, sealed unit double glazed window to side, single radiator, wooden flooring, double power point(s), lighting, vaulted with feature beams, Walk-in storage cupboard electricity consumer unit, wall mounted gas combination boiler serving heating system and domestic hot water with heating timer control.

(The furniture will remain in the property. If the incoming tenant chooses to use their own furniture, they will be responsible for storing the existing items at their own expense).

View of Bedroom 1



Sealed unit double glazed window to side, sealed unit double glazed window to rear, two velux skylight, single radiator, wooden flooring, double power point(s), vaulted ceiling.

(The furniture will remain in the property. If the incoming tenant chooses to use their own furniture, they will be responsible for storing the existing items at their own expense).

Outside of the property

Outside of the property

Frontage & Parking

Gravel front drive with private parking for 2 x vehicles. Small front garden area.

Council Tax Band

Council Tax Band : A

Charge Per Year : £1491.03

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 & 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.

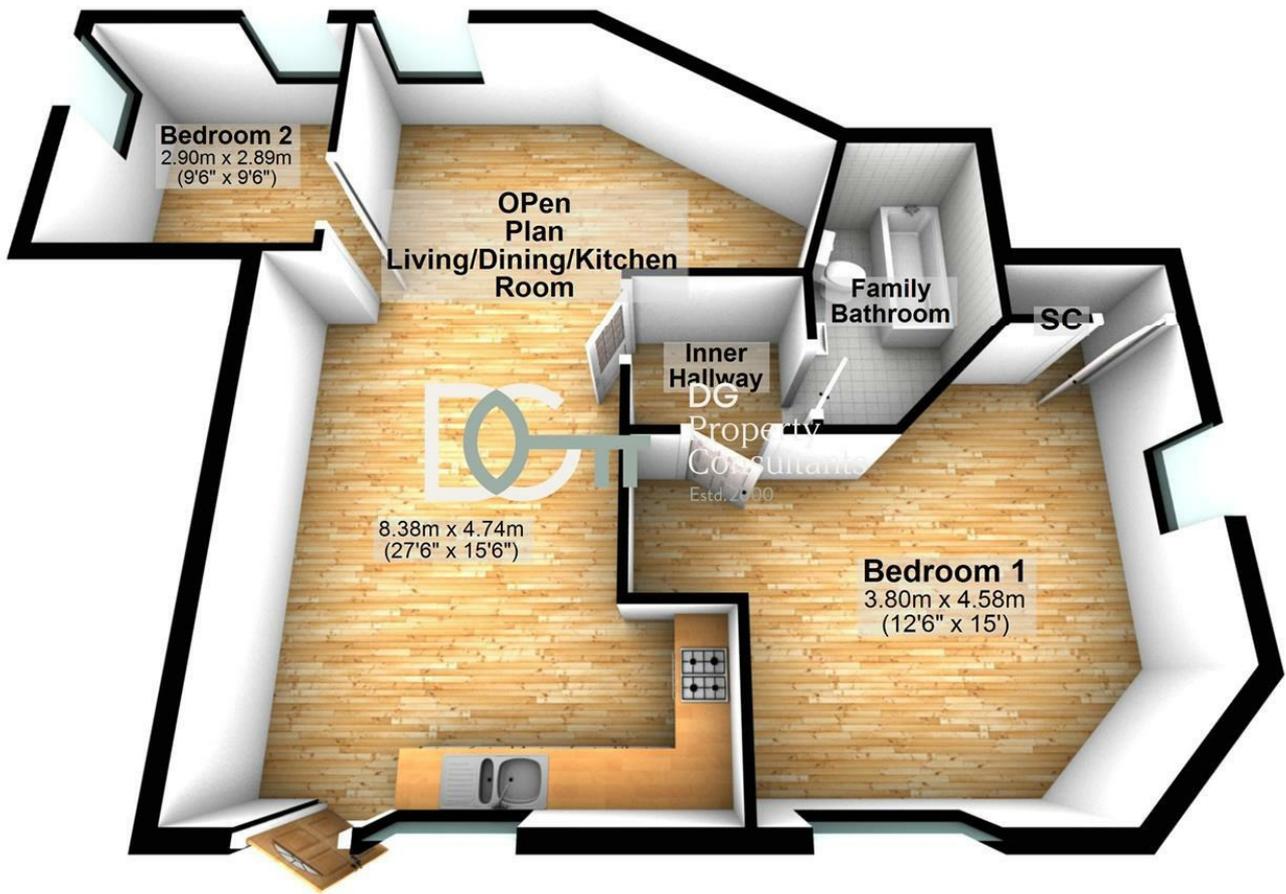
All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as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

Ground Floor



Total area: approx. 73.0 sq. metres (785.8 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	84

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			
England & Wales		EU Directive 2002/91/EC	



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