

dg Property Consultants

Linking people to properties



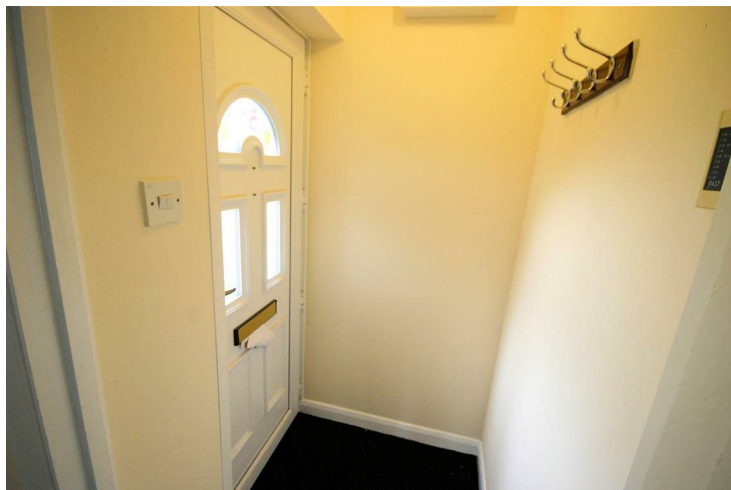
£975 Per Month **Spayne Close, Barton Hills** **Luton, Bedfordshire LU3 4BA**

*dg Property Consultants" are pleased to offer for rent this fully refurbished and very well presented 2 bedroom terraced property, located on the sought after Barton Hills development. Accommodation comprises: Entrance porch, good size lounge, refitted kitchen/diner, two double bedrooms, refitted modern bathroom with electric shower, front & rear gardens plus a single garage in block to rear. Benefits Include: UPVC Double Glazing and gas central heating. Available straight away as unfurnished.

2 Bedroom Terrace
Large Lounge
Refitted Kitchen / Diner
Gas C - H & Double Glazing
Single Garage
Fully Refurbished Property
Available Straight Away
Sought After Location
Refitted Bathroom with Elec shower
Spacious Accommodation

Entrance Porch

PVCu entrance door, fitted carpet, door to lounge.
Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has just been professionally decorated throughout. Plus new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



Lounge

14'7" x 12'1"

Replacement PVCu double glazed window to front with curtains and pole, double radiator, newly fitted carpet, TV point(s), double power point(s), textured ceiling, central stairs to first floor landing, door to kitchen/diner.

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View of Lounge

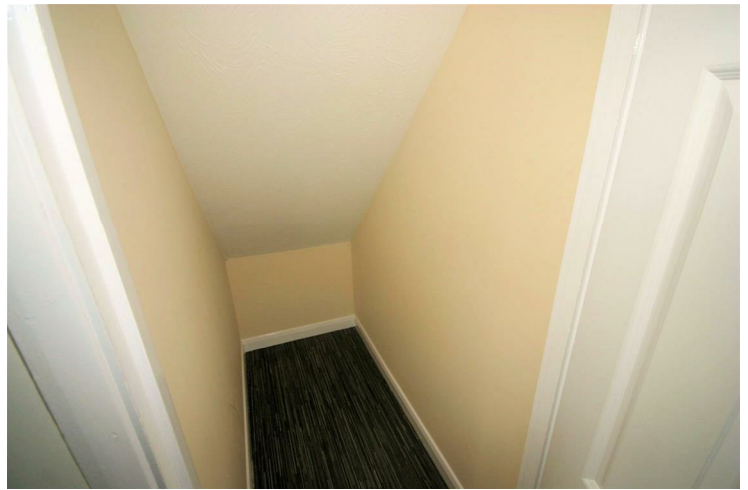
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Store Room

Built-in under-stairs storage cupboard.

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Kitchen / Diner

12'0" x 8'6"

Refitted 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 for automatic washing machine (presently there is a washing machine for any incoming tenant to use, however if it breaks down, then they should replace it with their own.) , space for fridge/freezer and automatic washing machine, new built-in electric oven, four ring gas hob with extractor hood over, window to rear, double radiator, new vinyl flooring, double power point(s), textured ceiling with fluorescent strip, wall mounted gas boiler serving heating system and domestic hot water, PVCu double glazed door to garden with blind.

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View of Kitchen / Diner

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View of Sink

Brand New Appliances: Left professionally and thoroughly cleaned, 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

Brand New Appliances: Left professionally and thoroughly cleaned, 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

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View of oven

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View of Inside oven

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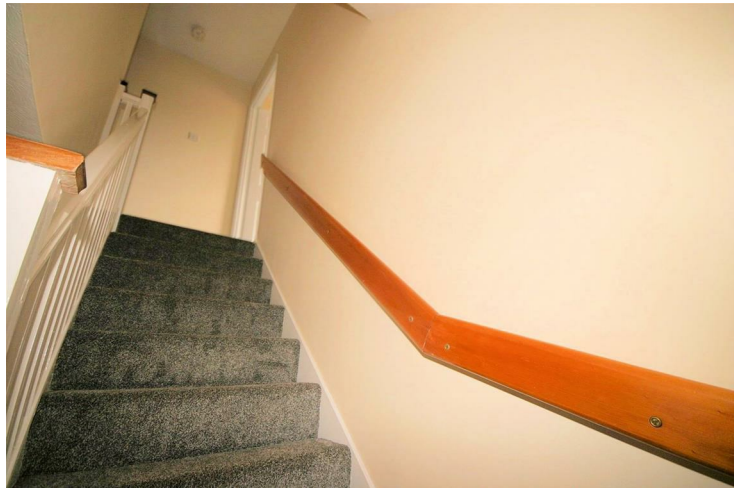
View of Washing Machine

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First Floor

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Bedroom 1

12'0" x 8'5"

Replacement PVCu double glazed window to front with curtains & pole and nets, built-in double wardrobe(s) with full-length mirrored sliding doors, single radiator, newly fitted carpet, double power point(s), textured ceiling. Property condition: Professionally cleaned and should be handed back at the end of the tenancy in the same condition, Left tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has just been professionally decorated throughout. Plus new flooring has been newly fitted throughout. Newly installed kitchen and bathroom. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



View of Bedroom 1

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Bedroom 2

12'0" x 8'6"

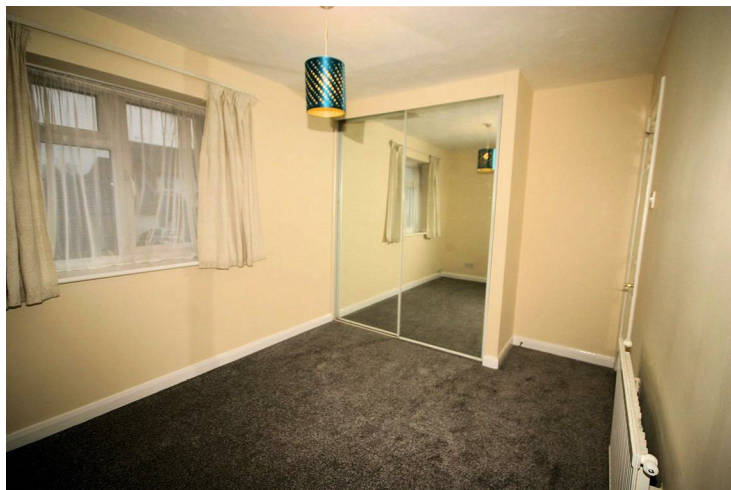
Replacement PVCu double glazed window to rear with net and curtain pole, built-in double wardrobe(s) with full-length mirrored sliding doors, single radiator, newly fitted carpet, power point(s), textured ceiling, airing cupboard housing pre-lagged hot water tank.

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View of Bedroom 2

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Family Bathroom

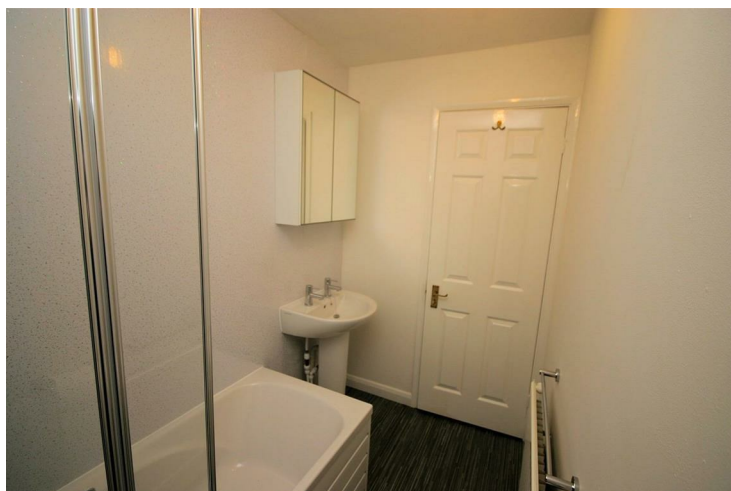
Refitted three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, Upvc paneled to two walls, single radiator, new vinyl flooring, textured ceiling, mirrored bathroom cabinet, towel rail.

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View of Family Bathroom

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View of Family Bathroom

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Front Garden

Mainly laid to lawn.

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

Paved patio, mainly laid to lawn with flower and shrub borders, gate to rear with path to garage in block. 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

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



Single Garage

Single garage located in nearby block. (The garage on the left as you look at the 3 in the block).

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 Inside Single Garage

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



Keys

2 X Front Door

2 X Back Door

1 X Garage Key

1 X Meter cupboard Key

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 Signature.

Tenant(s) Signatures:

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.

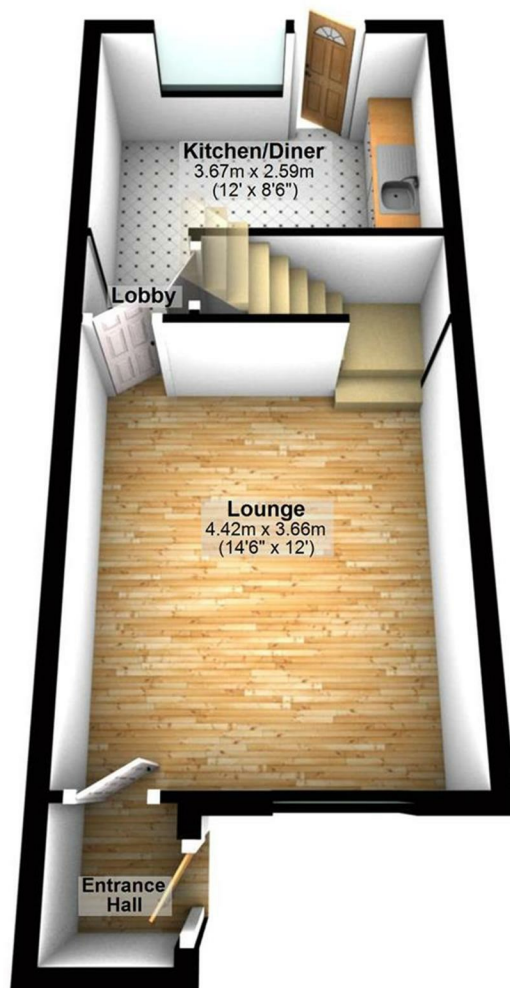
In the event of a Guarantor being required, the same reference procedure above will apply.

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

