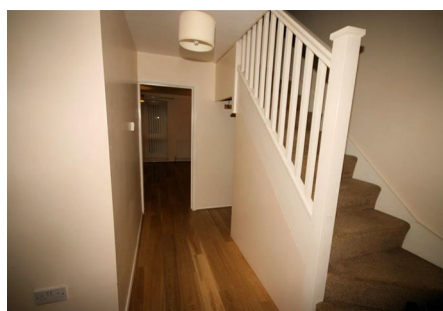
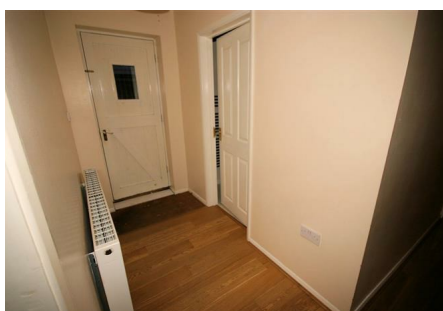


# dg Property Consultants

Linking people to properties



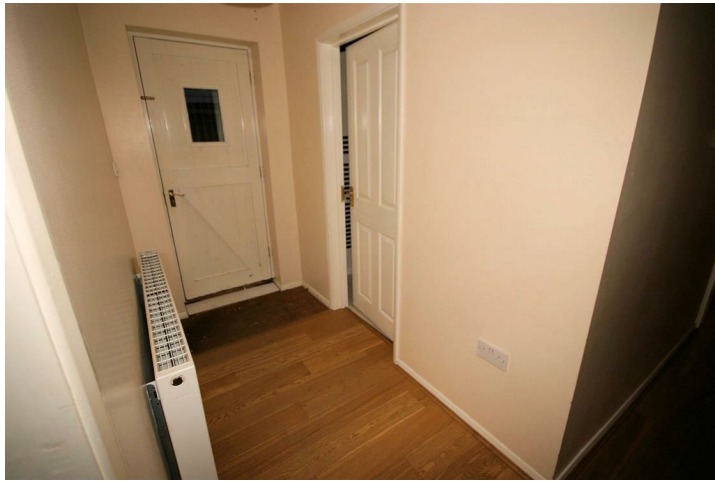
## **17c High Street, Pulloxhill, Bedford, Bedfordshire MK45 5HB**

### **£1,200 PCM**

A spacious & well presented detached Barn located in the idyllic Mid Bedfordshire village of Pulloxhill. Accommodation comprising: Entrance hall, large living room, fully fitted kitchen /dining room with built in appliances, downstairs bathroom, 1st floor shower room, 3 bedrooms. Benefits include: Gas central-heating, Contemporary decoration with oak wooden & carpeted flooring, off road parking for 2 vehicles plus court yard & garden. Available early/mid May 2019 as unfurnished.

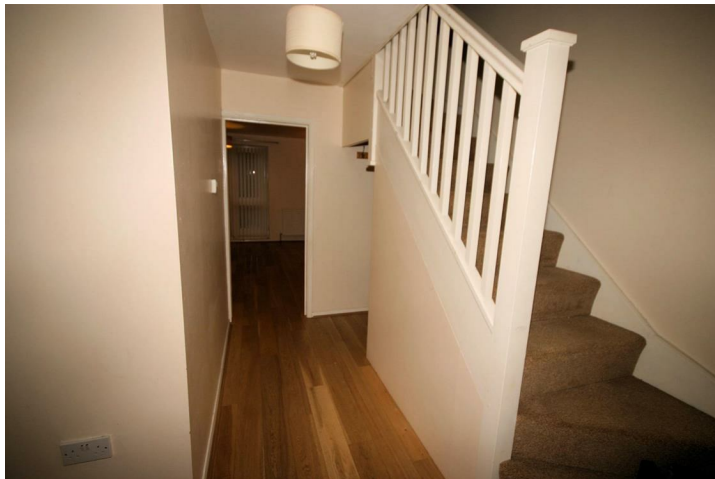
## Ground Floor

### Entrance Hall



Wooden entrance door, double radiator, Newly fitted oak wooden flooring, double power point(s), carpeted stairs to first floor landing, doors to living room, kitchen/diner and ground floor bathroom, light shade.

### View of Entrance Hall



### Downstairs Bathroom



Recently refitted with three piece suite comprising panelled bath with independent shower over and with glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, chrome heated towel rail, extractor fan, shaver point and light,

sealed unit double glazed window to side with vertical blinds, newly fitted vinyl flooring, light shade

### View of Downstairs Bathroom



### Living Room

14'6" x 14'6" (4.42 x 4.42)



Sealed unit double glazed window to side with vertical blinds, two double radiators, newly fitted oak wooden flooring, TV point(s), double power point(s), two wall lights, double glazed french double doors to garden, light shade.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.



**View of Living Room**



**View of Kitchen / Diner**



**Kitchen/ Diner**

14'6" x 11'0" (4.42 x 3.35)



Fitted with a matching range of base and eye level units with round edged worktops over, one & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic. Appliances: washing machine, fridge/freezer, dishwasher and freestanding cooker, electric with extractor hood over, sealed unit double glazed window to front with vertical blinds, sealed unit double glazed window to side with vertical blinds, double radiator, newly fitted vinyl flooring, double power point(s), wall mounted gas combination boiler serving heating system and domestic hot water, light shades.

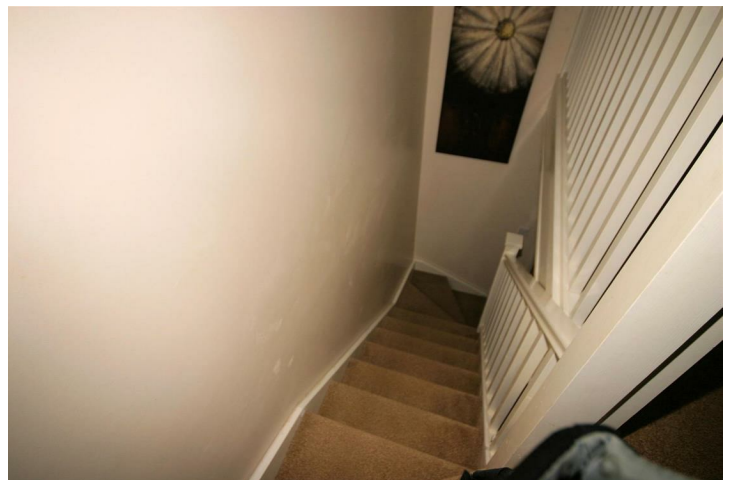
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**View of Kitchen/Diner**



**First Floor**

**View of Stairs**



### Landing



Newly fitted fitted carpet, double power point(s), doors to shower room and all bedrooms, light shade.

### Bedroom 1

15'0" x 14'7" (4.57 x 4.44)



Sealed unit double glazed window to rear with vertical blinds, fitted wardrobes, double radiator, newly fitted fitted carpet, telephone point(s), TV point(s), double power point(s), light shade.

### View of Bedroom One



### Bedroom 2

14'6" x 11'0" (4.42 x 3.35)



Sealed unit double glazed window to front with vertical blinds, double radiator, newly fitted carpet, double power point(s), light shade.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Carpets need to be professionally cleaned on exit of the property. Should you require larger pictures then these can be emailed on request.

### Study / Bedroom 3

8'0" x 7'3" (2.45 x 2.20)



Sealed unit double glazed window to side with vertical blinds, single radiator, radiator, newly fitted carpet, double power point(s), light shade.



### Shower Room



Three piece suite comprising tiled shower with power shower and glass screen, pedestal wash hand basin, low-level WC, chrome heated towel rail, extractor fan, shaver point and light, sealed unit double glazed velux window to side, newly fitted vinyl flooring, light shade.

### View Of Shower Room



Left clean, tidy & rubbish free. No visible marks to walls and ceiling as the pictures illustrates. Should you require larger pictures then these can be emailed on request.

### Outside

### Frontage



Frontage with off road parking to private driveway. Access via side to rear courtyard area.

Two parking spaces in front of Ban. Please do not park between the Barn & the proeprty next door as this belongs to 17 High Street.

### Courtyard



Paved and enclosed courtyard. Left tidy, the picture illustrates.

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

### Rear Garden



Garden: Left neat and tidy as season presents.

## View Of Rear Garden



Garden: Left neat and tidy as season presents.

### Tenancy Administration Fees

dg Property Consultants standard Tenancy agency fees are as follows. All fees are inclusive of vat at 20% Tenants Immigration & ID Verification Check - £15 per person - paid & carried out prior to tenancy application. Tenancy & Reference Fees are charged at - £300 per property. Additional tenants above two will be charged - £150 Guarantors Reference Fee (If Applicable) are charged at - £150 Repeat Tenant reference fees - £150 Company referencing - £300 This covers the cost of carrying out your credit status, Employment & Previous Landlord/Agent References and creating a contract for the tenancy. Additional Tenancy fees (chargeable during the tenancy). All fees are inclusive of vat at 20% Renewal of tenancy agreement - £60. Changing or adding an Occupier - £240. End of tenancy check out fee - £90 Refunds. If the references we receive do not match the information you provide on your application form you will not be entitled to a refund of the administration / reference fees. If your offer to rent is not accepted by the landlord you will be entitled to a full refund of the amount paid. If you fail to move in to the property on the agreed date you will not be entitled to a refund of the amount paid in respect of the Tenancy Agreement, Reference Fees, Guarantors Fees or any deposit. If your references are not accepted by the landlord but do match with the information you have provided on your application form you will be entitled to a full refund of all monies paid.

### 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.

