



# Property Consultants

Linking people to properties



**£1,150 PCM**  
**Muirfield, Bushmead**  
**Luton, Bedfordshire LU2 7SB**

\*dg Property Consultants\* A very well presented 3 Bedroom semi detached property, located on the popular Bushmead development in Luton. This good size semi detached property offers accommodation comprising: Entrance hall, cloakroom, lounge & separate dining area, fitted kitchen with appliances & oven & hob & fridge/freezer, 3 bedrooms and modern family bathroom, off road parking, private rear garden and single garage. Benefits include: Double glazing & gas c-h. Available from 01st December 2020 as unfurnished.

3 Bedroom Semi Detached  
Two Reception Rooms  
Fitted Kitchen + Appliances  
Modern Bathroom  
Double Glazed & Gas C-H  
Available 1st December 2020  
Offered As Unfurnished  
Off Road Parking & Garage  
Bushmead Development  
Well Presented

## Ground Floor

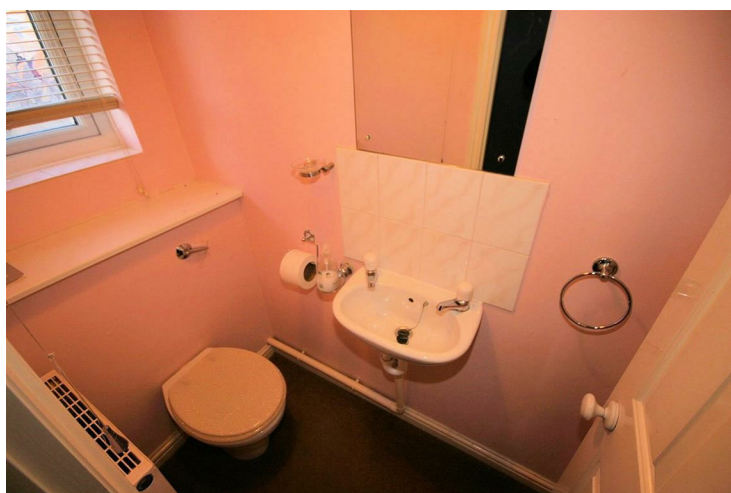
### Entrance Hall

Entrance Door, single radiator, fitted carpet, power point(s), textured ceiling, (carpets professionally cleaned) carpeted stairs to first floor landing, door lounge, door to cloakroom. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



### Cloakroom

UPVC double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, single radiator, fitted carpet (carpets professionally cleaned), textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



### Lounge

13'6" x 12'9"

UPVC double glazed window to front, double radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), four wall lights, coving to textured ceiling, archway leading to dining area. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



### **View of Lounge**

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### **Dining Room**

9'5" x 8'6"

Double radiator, wooden laminate flooring, double power point(s), coving to textured ceiling, built-in under-stairs storage cupboard, double glazed patio doors to garden, door to kitchen .Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



### **View of Dining Room**

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## Fitted Kitchen

9'5" x 7'6"

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 with tiled splashbacks, Appliances: fridge/freezer, built-in electric oven, five ring gas hob with extractor hood over, plumbing space for automatic washing machine, uPVC double glazed window to rear, single radiator, ceramic tiled flooring, double power point(s), textured ceiling with fluorescent strip, concealed wall mounted gas boiler with heating timer control. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



## View of Kitchen

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



## View of Sink

Appliances & 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**

Appliances & 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 Oven**

Appliances & 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 Hob**

Appliances & 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 Fridge**

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### **View of Freezer**

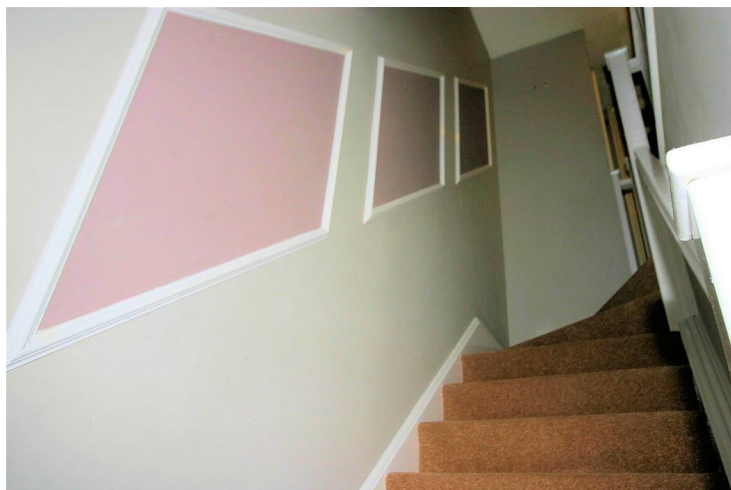
Appliances & Sink: Left professionally and thoroughly cleaned and this is how it should be handed back on exit of your tenancy. Picture Illustrates. Should you require larger pictures then these can be emailed on request.



### **First Floor**

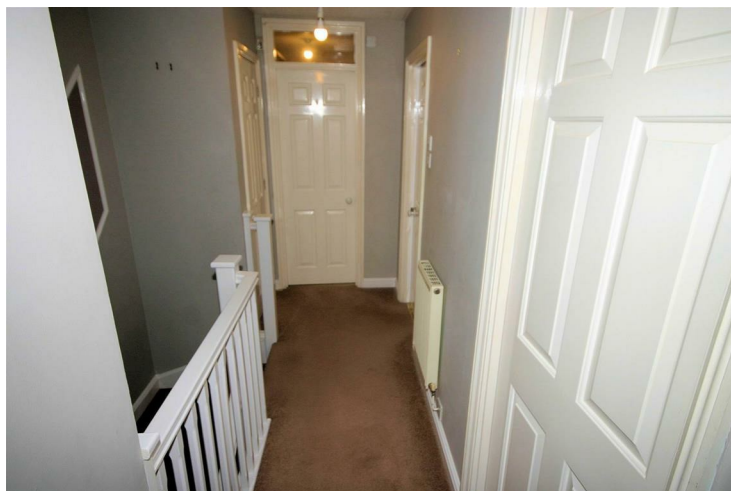
#### **Stairway**

Left clean, (carpets professionally cleaned), tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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 (carpets professionally cleaned), double power point(s), textured ceiling, airing cupboard. Left clean, tidy & rubbish free. No visible marks to walls, ceiling and internal doors, as all has been redecorated. The pictures clearly illustrates internal excellent condition. Should you require larger pictures then these can be emailed on request.



## Bedroom 1

10'11" x 9'6"

UPVC double glazed window to rear, built-in double wardrobe(s) with full-length mirrored folding doors, single radiator, fitted carpet (carpets professionally cleaned), textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



## View of Bedroom 1

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## Bedroom 2

10'10" x 9'6"

UPVC double glazed window to front, built-in double wardrobe(s) with full-length mirrored folding door, single radiator, fitted carpet (carpets professionally cleaned), double power point(s), textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



## View of Bedroom 2

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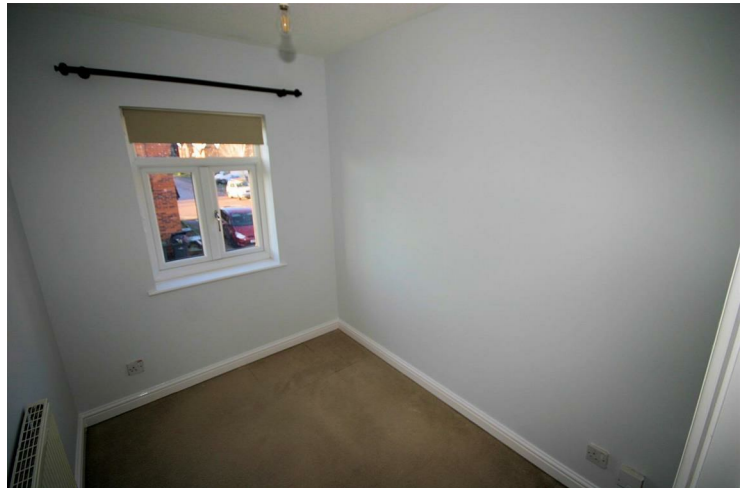


## Bedroom 3

10'0" x 6'6"

UPVC double glazed window to front, single radiator, fitted carpet (carpets professionally cleaned), double power point(s), textured ceiling.

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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





### View of Bedroom 3

Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



### Family Bathroom

Three piece suite comprising panelled bath with hand shower attachment over, vanity wash hand basin and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC double glazed window to rear, ceramic tiled flooring, textured ceiling. Left clean, tidy & rubbish free. No visible marks to walls and ceiling as all has been redecorated. 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



### View of Bathroom

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### Outside

### Front Garden

Laid to lawn, front drive leading to garage. Access through the garage to the 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.



### Rear Garden

Enclosed by fencing, patio area, laid to lawn, mature shrubs, personal door to garage, access through garage to front of 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.



### View of rear garden

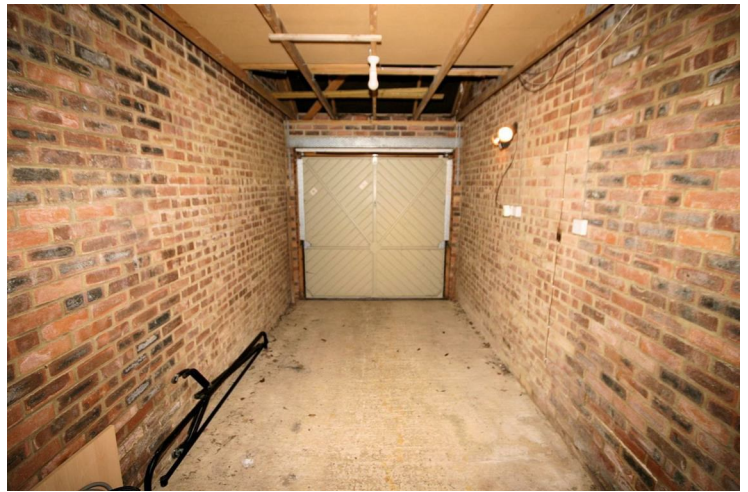
Gardens, Frontage and Garage: Left neat and tidy as season presents. Should you require larger pictures then these can be emailed on request.



## Single Garage

17'6" x 8'6"

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 Garage

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



## 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

