DG Property Consultants
Estd. 2000









Toddington Road, Tebworth, Leighton Buzzard, Bedfordshire LU7 9QD

Asking Price £350,000

This spacious 2 bedroom extended family home is positioned within the picturesque village of Tebworth a short distance from the Village of Toddington with highly regarded schools. Offering generous and well-balanced living accommodation, the property provides excellent space for modern living The ground floor features a fitted and extended kitchen/dining/family room opening via bi-fold doors to a large rear garden, a good size separate living room. Upstairs, the property offers two well-proportioned double bedrooms and modern refitted family bathroom.

Externally, the home benefits from ample off-road parking and a large rear garden.

The property also has potential to extend to the side (stpp), plus is double glazing and has electric air source central heating.

Tebworth is ideally suited for commuters, offering excellent access to the M1 motorway and mainline rail connections, while families will appreciate the close proximity to highly regarded schools and beautiful countryside walks.

Viewing is highly recommended to fully appreciate everything this superb home has to offer.

Call Team DG on 01525 310200 to arrange your viewing.

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Bedfordshire, LU5 6BY
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Ground Floor Accommodation

Entrance Hall
Composite entrance door, ceramic tiled flooring, doors to living room and kitchen/dining/family room, carpeted stairs to first floor landing.

Living Room
15'6" x 10'0" (4.72m x 3.04m)



UPVC double glazed window to front, uPVC double glazed window to rear, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling, fireplace and chimney breast.

View of Living Room



Kitchen/Dining/Family Room
25'10" x 11'7" (7.87m x 3.52m)



Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, polycarbonate sink unit with mixer tap and splashbacks, built-in eye level electric double oven, halogen hob with extractor hood over, plumbing and space for a washing machine, ceiling skylight, uPVC double glazed window to side, up right wall radiator, ceramic tiled flooring, double power point(s), recessed ceiling spotlights, double glazed bi-fold doors to garden.

View of Kitchen/Dining/Family Room



View of Kitchen/Dining/Family Room



View of Kitchen/Dining/Family Room



View of Kitchen/Dining/Family Room



First Floor Accommodation

Landing
UPVC double glazed window to front, single radiator, fitted carpet, double power point(s).

Bedroom 1
15'6" x 10'0" (4.72m x 3.04m)



UPVC double glazed window to rear, uPVC double glazed window to front, single radiator, wooden laminate flooring, double power point(s).

View of Bedroom 1



Bedroom 2
9'0" x 11'7" (2.74m x 3.52m)



UPVC double glazed window to rear, single radiator, wooden laminate flooring, double power point(s).

Family Bathroom
9'2" x 4'4" (2.79m x 1.31m)



Fitted with three piece suite with comprising, panelled bath with shower over, plus hand held shower and glass screen, vanity wash hand basin in vanity unit with cupboards under, low-level WC, full height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring, uPVC double glazed window to side.

Outside of the property

Front Garden & Drive



Front garden and drive with off road parking for 3 vehicles, side access to the rear garden, mainly laid to lawn with a front hedge. Potential to to extend to the side of the property (stpp).

Rear Garden



Mainly laid to lawn, approximately 100ft in length, space to side of the property with access to the front.

View of Rear Aspect & Garden



Council Tax Band

Council Tax Band : D

Charge Per Year : £2,351.85

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 you 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

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

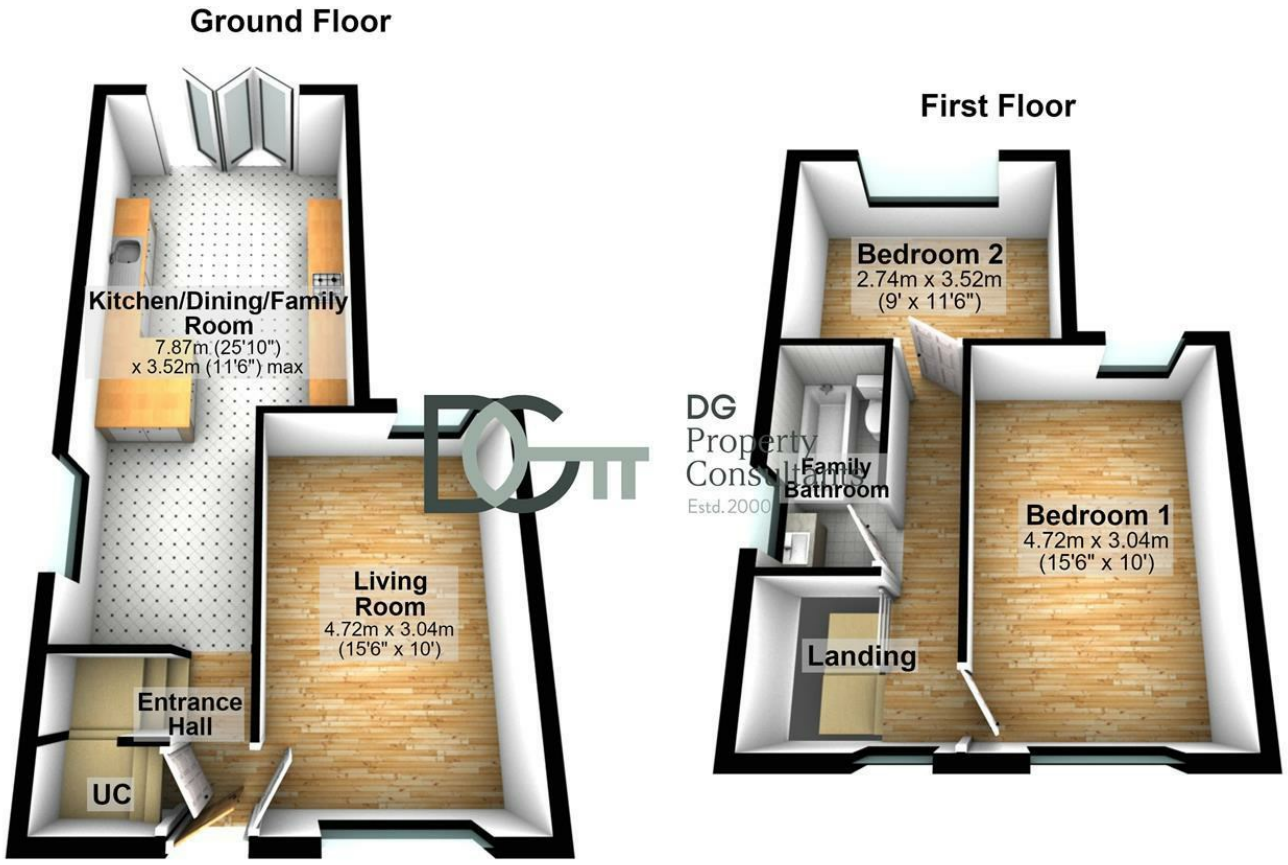
DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

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.

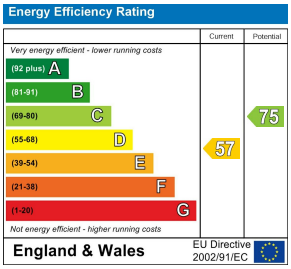
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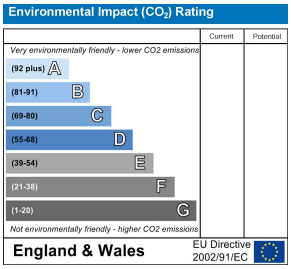
These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.



Total area: approx. 79.2 sq. metres (852.0 sq. feet)







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