DG Property Consultants
Estd. 2000









Luton Road,, Toddington, Bedfordshire LU5 6DF

£1,250 Per Month

DG Property Consultants are pleased to offer to let this spacious and well-presented two-bedroom terraced home, ideally situated within the heart of the sought-after village of Toddington. Conveniently positioned within walking distance of the village centre, local amenities and highly regarded schools, the property is also ideally suited to commuters, with easy access to the M1 motorway and mainline rail services into London St Pancras via nearby Harlington and Flitwick stations.

The well-maintained accommodation comprises an entrance hall, spacious living room, fitted kitchen/dining room, two good-sized bedrooms and a modern family bathroom with a white suite. Externally, the property benefits from off-road parking to the front and a private courtyard rear garden with two useful outbuildings providing additional storage.

Available unfurnished from 20th January 2027.

Early viewing is highly recommended to appreciate this lovely home and its convenient village location.

Call Team DG on 01525 310200 to arrange your viewing.

2 High Street, Toddington,
Bedfordshire, LU5 6BY
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Ground Floor Accommodation

Entrance Hall



uPVC entrance door, carpeted stairs to first floor landing, door to lounge.

Lounge
12'6" x 12'6" (3.81m x 3.81m)



UPVC double glazed window to front with curtain, pole and virtical blinds, double radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), textured ceiling, door kitchen/diner.

View of Lounge



Kitchen/Dining Room
10'0" x 15'10" (3.05m x 4.82m)



Fitted 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 and space for automatic washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob, two uPVC double glazed windows to rear, double radiator, wooden laminate flooring, double power point(s), wall mounted gas boiler serving heating system serving domestic hot water with heating timer control, built in understairs storage cupboard, door to rear porch.

View of Kitchen / Dining Room



Rear Porch



UPVC double glazed window to rear, wooden laminate flooring, UPVC double glazed door to the rear garden.

First Floor Accommodation

Landing



Fitted carpet, airing cupboard, door to all first floor rooms.

Bedroom 1
12'0" x 12'6" (3.65m x 3.81m)



UPVC double glazed window to front with curtain rail, built-in wardrobe, single radiator, fitted carpet, double power point(s), textured ceiling.

View of Bedroom 1



Bedroom 2
10'0" x 9'0" (3.05m x 2.74m)



UPVC double glazed window to rear with curtain rail, single radiator, fitted carpet, double power point(s), textured ceiling.

View of Bedroom 2



Family Bathroom



Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, uPVC double glazed window to rear, single radiator, wooden laminate flooring.

View of Bathroom



Outside of the property

Front Garden & Front Drive



Front drive allowing off road parking for 1 vehicle, side border with mature shrubs, gravle border.

Rear Courtyard Garden



Enclosed by timber fencing rear courtyard garden with two brick built outhouse, access to the front is through the house.

View of Courtyard Garden



View of Courtyard Garden



Council Tax Band
Council Tax Band : B
Charge Per Year : £1,829.22

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.

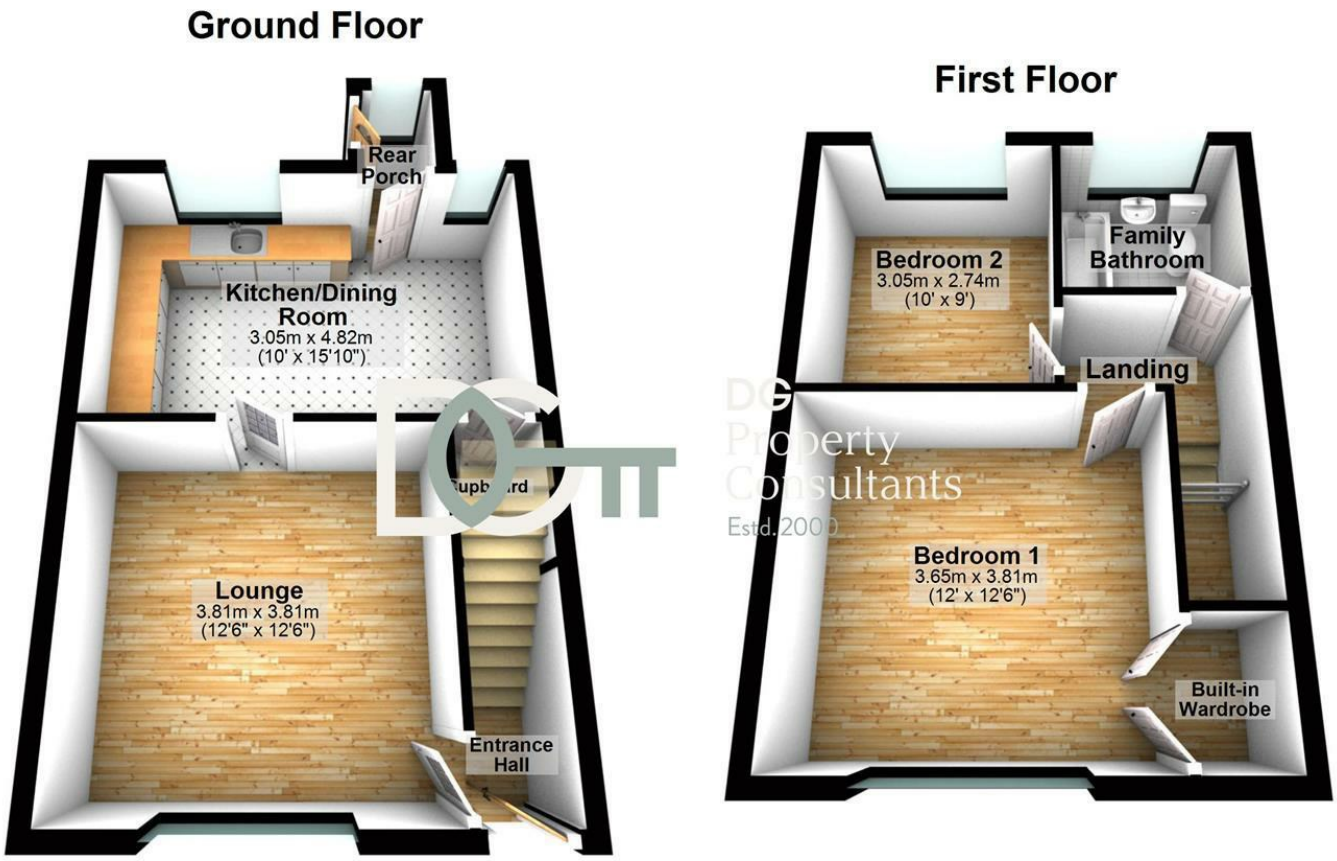
The Property Misdescriptions Act 1991
Property Misdescriptions Act 1991 - Sales & Lettings
Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.
Important Notice / Disclaimer

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.

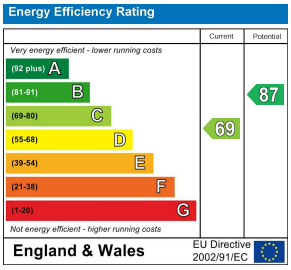
Nothing in these particulars shall be deemed to be a statement that the property is in good condition or that any services, installations, or facilities are in working order. No person employed by DG Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

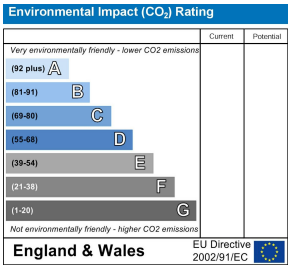
These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.



Total area: approx. 67.6 sq. metres (727.7 sq. feet)







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