

TO LET

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Bingham
Nottinghamshire
NG13 8AR

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**15 LONG ACRE EAST, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8BY**

£1,395 PCM

15 LONG ACRE EAST, BINGHAM, NOTTINGHAMSHIRE NG13 8BY

POSITIONED within a 700 yard walk of the very popular Market Place of Bingham, in a glorious SETTING of privacy, privacy and more privacy, being surrounded on all sides by Bungalows, and with a PLOT that includes three garden areas to the rear.

Firstly, the sun trap area for those sun-worshippers amongst us. Secondly, the easy to maintain and extensive patio area for those who enjoy al fresco entertaining during those balmy summer evenings. Thirdly, the most well-stocked and mature wildlife garden area at this price range in Bingham; with plenty of colour and texture, with space to create a dedicated Home Produce area for those more green-fingered amongst us.

- * Secure off-street parking for numerous vehicles behind two five-bar gates to the front
- * THREE bedroomed DETACHED bungalow
- * Spacious initial entrance porch
- * Lengthy entrance hall with doors leading into all rooms.
- * A lounge to the front, with ornamental fireplace.
- * A well-thought out refitted dining kitchen with a utility room to the rear
- * There are good-sized bedrooms
- * Bathroom with shower over
- * Separate W.C.

****STRICTLY NO PETS** ** NON-SMOKERS ONLY****

TENANT FEES: Before the tenancy starts the following are payable: - Holding Deposit: 1 week's rent
Deposit: 5 weeks' rent. Initial monthly rent. During the tenancy the tenant is responsible for the rent, utilities, telephone/internet, television licence and Council Tax. Permitted payments include damage outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, breach of tenancy by the tenant, reasonable costs incurred by the landlord due to early termination of the tenancy, any changes to the Tenancy Agreement (£50 VAT incl), interest at 3% for late rent payment determined by the Tenant Fees Act 2019.



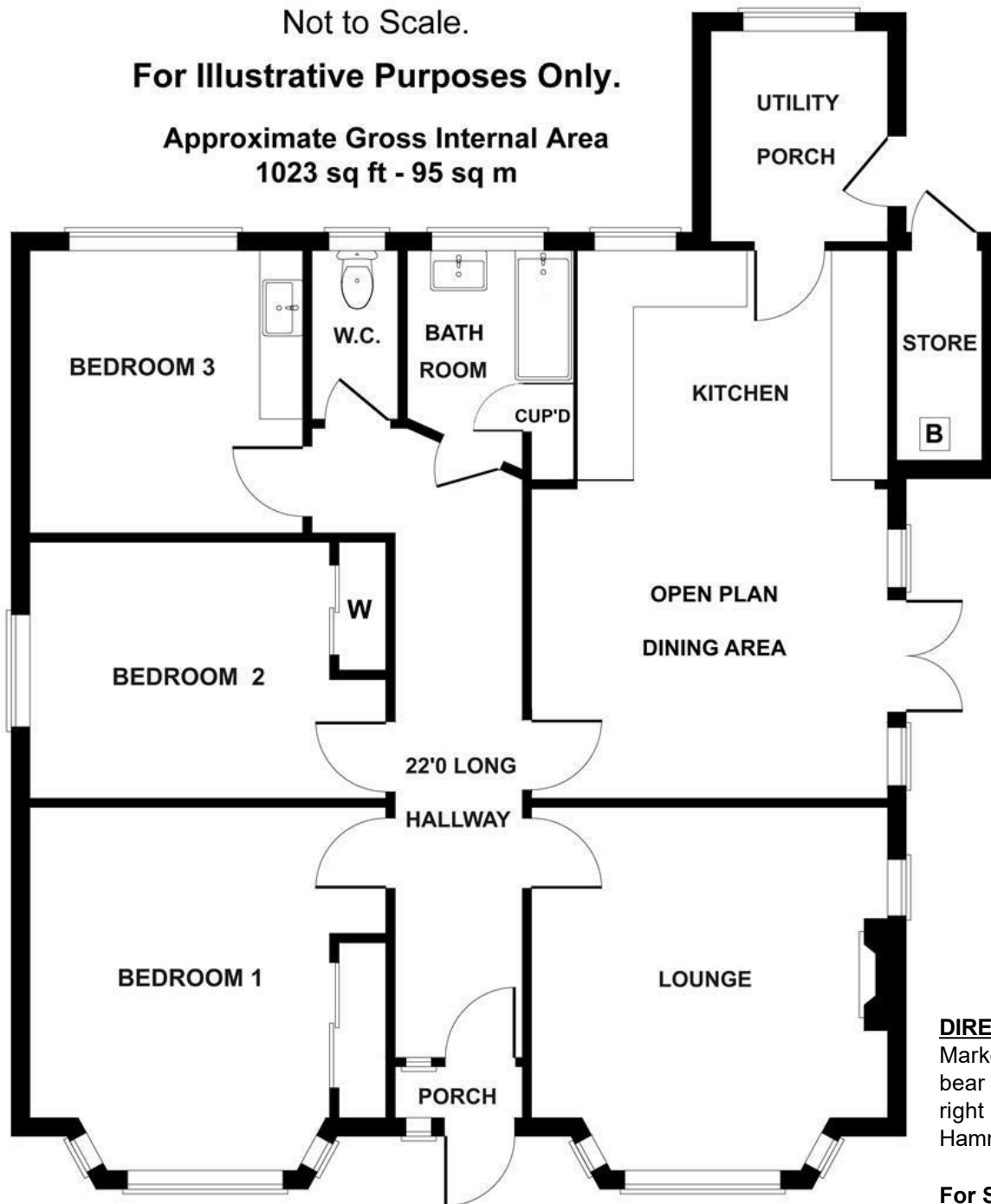
VIEWING APPOINTMENT

Date: _____

Time: _____

Meeting: _____

Not to Scale.
For Illustrative Purposes Only.
Approximate Gross Internal Area
1023 sq ft - 95 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **D**



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. As the road bends to the right, bear left into Long Acre East. Continue along Long Acre East, passing Pinfold on your right and the property will then be seen on the left hand side clearly identifiable by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8BY

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BINGHAM'S COMMUNITY ESTATE AGENT



For more details, contact us at

sponsorship@hammondpropertyservices.com







OUR RENTAL SERVICES

Are you a landlord?

We offer:

FULLY MANAGED, LET ONLY or RENT COLLECTION

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

For more information, call **Denise Campbell** on **01949 87 86 90**



Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on 01949 878690 to arrange a suitable time for us to call out and to discuss what we do and how we do it!