

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

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**20 SMITE CLOSE, WHATTON IN THE VALE, NOTTINGHAM,  
NOTTINGHAMSHIRE NG13 9FU**

**£1,100 PCM**



## 20 SMITE CLOSE, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FU

Located in the peaceful and picturesque village of Whatton-in-the-Vale, this beautifully presented two-bedroom detached bungalow offers a wonderful opportunity for those seeking quiet village living with convenient access to nearby amenities and transport links.

**\*\*PETS CONSIDERED ON AN INDIVIDUAL BASIS\*\***

The property features a spacious and light-filled living room, a modern fully fitted kitchen with generous storage, and a stylish bathroom with a shower over the bath. Both bedrooms are good-sized doubles, ideal for a couple, small family, or those working from home.

To the rear, you'll find a private garden that provides the perfect space for relaxing or entertaining. The front of the property offers a generous driveway that could easily fit 2 or more cars!

Whatton is just a short drive from Bingham, where you'll find shops, supermarkets, cafés, schools, and train links to Nottingham and beyond. The location also offers easy access to the A52 and A46, making it ideal for commuters.

The property is offered on a minimum 6 month tenancy, with a deposit required. Council tax and EPC information can be provided on enquiry.

This is a rare opportunity to rent a well-maintained bungalow in a highly desirable village setting. Early viewing is highly recommended.

**\*\* 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.

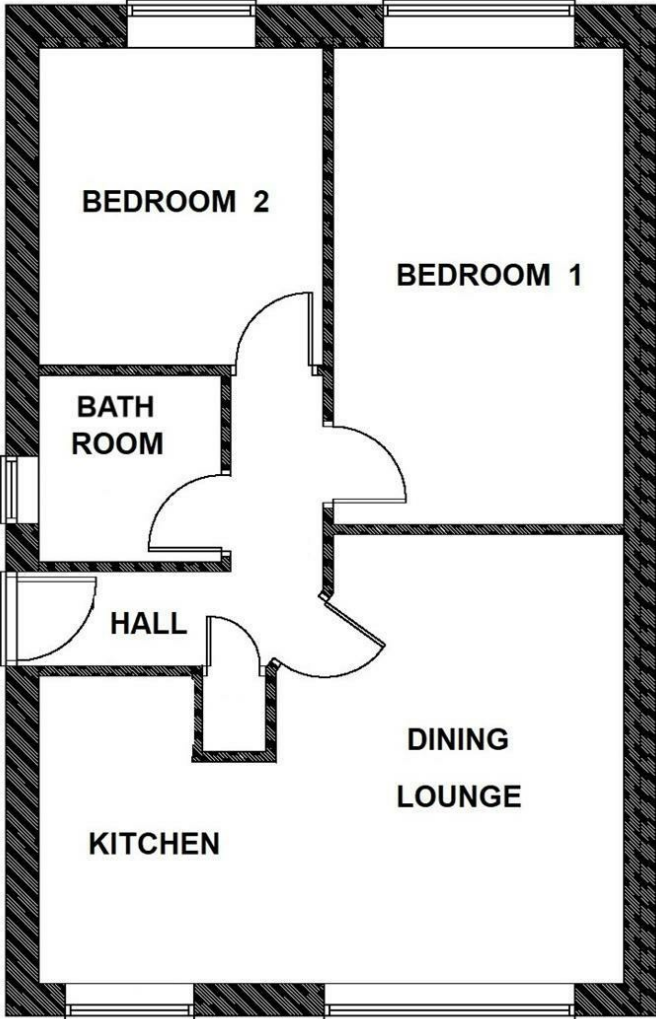
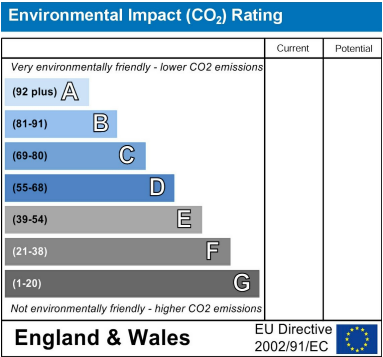
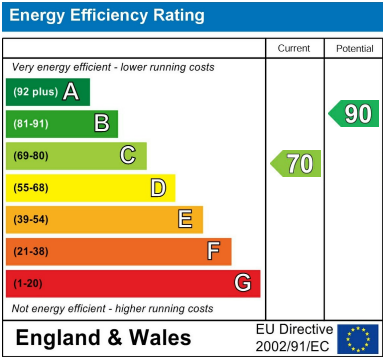


**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right hand side. At the T junction turn left onto the A52. Pass the turning to Scarrington on the left hand side. Bear next left as directed to Whatton and Aslockton. Turn left as signposted to Aslockton. Take the second on the left into Cottage Avenue and then the first right into Smite Close, where the property will be found at the head of the cul-de-sac on the right hand side; clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9FLJ

Council Tax Band

B





# BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

## ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

## DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

## IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

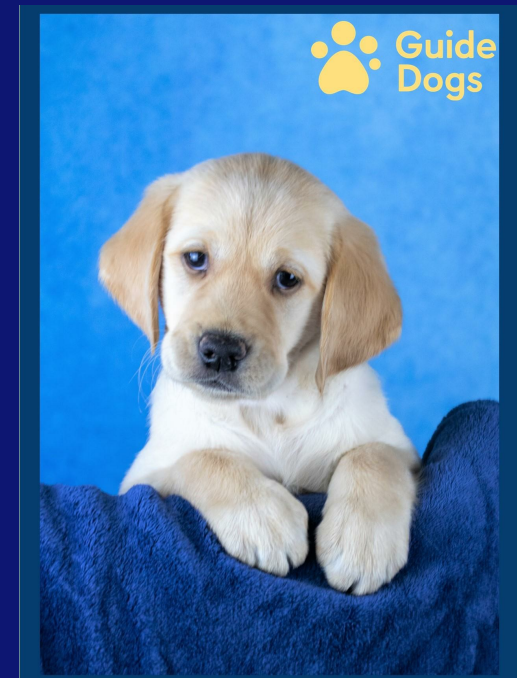
## REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

## Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.







Double glazed side entrance door into the

**HALLWAY**

with a central heating radiator and a useful storage cupboard. Hatch and ladder access to the insulated and part-boarded loft with lighting and this is the location for the gas fired combi-boiler.

**DINING LOUNGE**

13'8 x 10'6 (4.17m x 3.20m)

with double glazed window to the front elevation. Central heating radiator.



✦ AI-generated content







### **KITCHEN**

9'6 x 7'0 (2.90m x 2.13m)

with work surfaces to two sides with drawers and cupboards under. Electric cooker point. Space for a fridge freezer and washing machine with cold feed. Double glazed window. Tiled upstand. Single drainer sink unit with a mixer tap.

### **INNER HALLWAY**





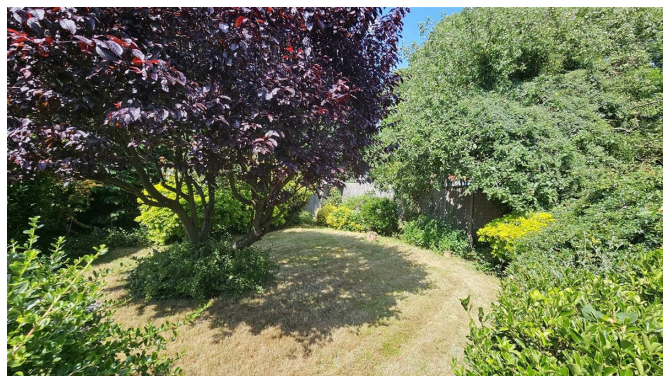


### **BEDROOM 1**

14'6 x 9'0 (4.42m x 2.74m)  
with a double glazed window and central heating radiator. Fitted wardrobes.

### **BEDROOM 2**

9'8 x 8'8 (2.95m x 2.64m)  
with a double glazed window and central heating radiator.







### **BATHROOM**

with white suite comprising a panelled bath with electric shower over, pedestal wash basin and a low flush W.C. Central heating radiator. Double glazed window and tiling to the walls.

### **OUTSIDE - FRONT**

To the front of the property is a mature area with planted shrubs and off street parking on the gravelled driveway.



### **OUTSIDE - REAR**



**BINGHAM'S COMMUNITY ESTATE AGENT**

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To the rear is a fully enclosed garden with timber fencing including a large gravelled patio area that is ideal for al fresco dining. A large lawn and further planting areas with a central feature tree providing shade and character.









**Hammond**  
Property Services

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WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!





To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!



Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85



Mortgages for:  
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## Did you know that we have a Rental Department?

Are you a landlord?

We offer two options!

**FULLY MANAGED** or **INTRODUCTION ONLY**

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

A comprehensive colour brochure will be available for prospective tenants.

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



← Want one of these???

**Then get one of these!!!**

→

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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!