



**Salisbury Road**  
Totton, Southampton

**3-bedroom semi  
Double garage**

**£1,450 pcm + security  
deposit**

## Description

- Semi - Unfurnished
- 2 reception rooms
- 3 good bedrooms
- Available now
- Council Tax Band C
- Cloakroom
- Double garage
- Garden
- Gas Central Heating

Another Parkers' EXCLUSIVE MANAGED PROPERTY! Relax, knowing that our experienced management team respond quickly and efficiently to any maintenance request you make. Our regular property visits offer peace of mind and ensure that the latest safety regulations are always in place.

Looking to rent? Make sure it's a Parkers Managed Property!

This 3-bedroom semi-detached house has been newly carpeted and is ready for an immediate tenancy start. The accommodation is spacious, with two large reception rooms, a Kitchen and Cloakroom to the ground floor, and 3 very good bedrooms and a family shower room to the first floor. Outside, there is a driveway to the front, with access to a largely paved rear garden and double garage.

Internally, the property presents well, with all new carpet and tidy decoration throughout.

**Utilities:** The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service to which they contract.

**Deposit:** A deposit of 5 x weeks rent is payable.

**Pets:** We regret that pets are not permitted.

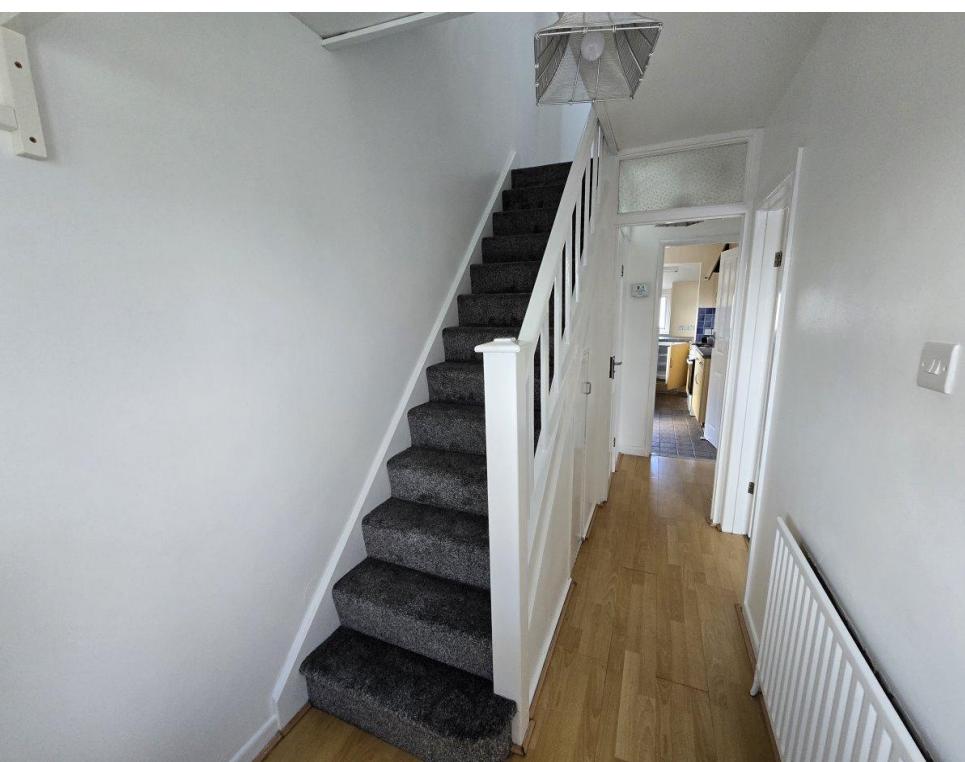
**Energy Performance Rating:** 'D'.

**Council Tax:** Band 'C'. New Forest District Council (Totton & Eling Area) £2,094.70 for year 2025 / 2026.

**Locality:** Totton

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

**Availability:** Available immediately. Please note that an initial term of six months will apply. A reservation for this property can only be made upon the signing of an Agreement to Lease and payment of the holding deposit, equivalent to 1 x week's rent.



For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2314.

**Directions:** Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 0.7 miles (3mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.6 miles)
3. Your destination is on the left. (0.00 miles)

**Hours of business:** We're open for business Monday - Friday 9.00am - 4.30pm.

**A bit about us:** Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent.

We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market.

Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.

We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments (where an order has been made by The Child Maintenance Service only. Private arrangements of child maintenance payments are not accepted).

For example, if a rent of £800 is agreed, then a minimum household income of £24,000 is required:

$(£800 \times 12 \text{ months}) = £9,600 \text{ per annum. } (£9,600 \times 2.5) = £24,000 \text{ per annum.}$

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).

Some of our landlords' lender or building insurer restrict letting to applicants in receipt of Housing Benefit. Some lenders, such as Cooperative, Barclays are removing this restriction, but for many others it still applies. Please feel free to contact us for further information on this property.



## Hallway

With wood-effect flooring, and stairs to the first floor landing.

## Lounge : 12.27' x 11.94' (3.74m x 3.64m)

Spacious reception room, with walk-in bay window.

## Dining Room : 11.94' x 10.27' (3.64m x 3.13m)

Good-size second reception room, overlooking the rear garden.

**Kitchen : 12.66' x 7.38' (3.86m x 2.25m)** With ample storage and work-surface. Slot-in cooker, dishwasher, fridge and freezer. Door to the rear garden.

## Cloakroom : 5.12' x 2.62' (1.56m x 0.80m)

WC and wash basin.

## Stairs / First Floor Landing

### Bedroom 1 : 11.98' x 10.37' (3.65m x 3.16m)

Rear-facing bedroom, with built-in wardrobe either side of the chimney breast.

### Bedroom 2 : 12.27' x 11.94' (3.74m x 3.64m)

Large front-facing bedroom.

### Bedroom 3 : 8.99' x 7.48' (2.74m x 2.28m)

Good-size third bedroom.

## Bathroom : 5.61' x 5.38' (1.71m x 1.64m)

White suite of bath, with shower over, wash basin and WC.

## External

Low maintenance garden front and rear. Driveway to the side leads through double gates to the:

## Double Garage

With twin up-and-over metal doors.

## Tenant Fees From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

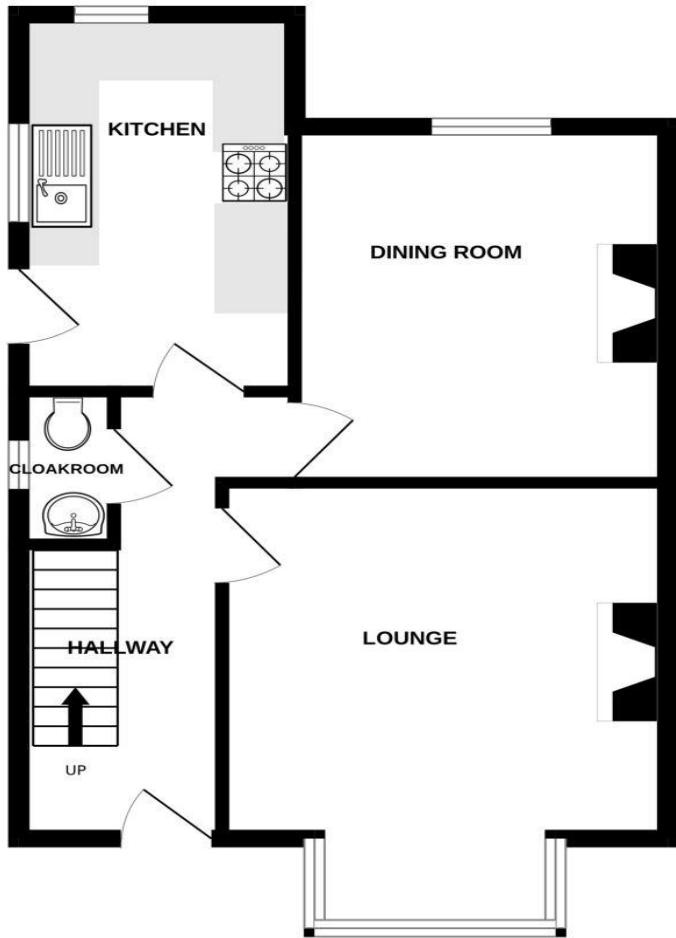
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Certificate Number : 0332-2871-7838-9525-6511

Score	Energy rating	Current	Potential
92+	A		84
81-91	B		
69-80	C		
55-68	D		59
39-54	E		
21-38	F		
1-20	G		



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THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.