



Rufus Gardens

1 Bedroom £950 pcm + security deposit

Totton, Southampton





79 Rufus Gardens

Description

- Available now
- Newly decorated
- Private garden
- Gas Central Heating
- Property Ref : 2442
- Terraced One Bedroom House
- New flooring
- Two parking spaces
- EPC Rating : D

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings, The Specialist Letting Agent for expert information and advice.

Available to let is this charming one bedroom house. Newly decorated and carpeted this one bedroom provides comfortable and spacious living, ideal for single occupants. The property also benefits from a large, private garden and two private parking spaces.

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.

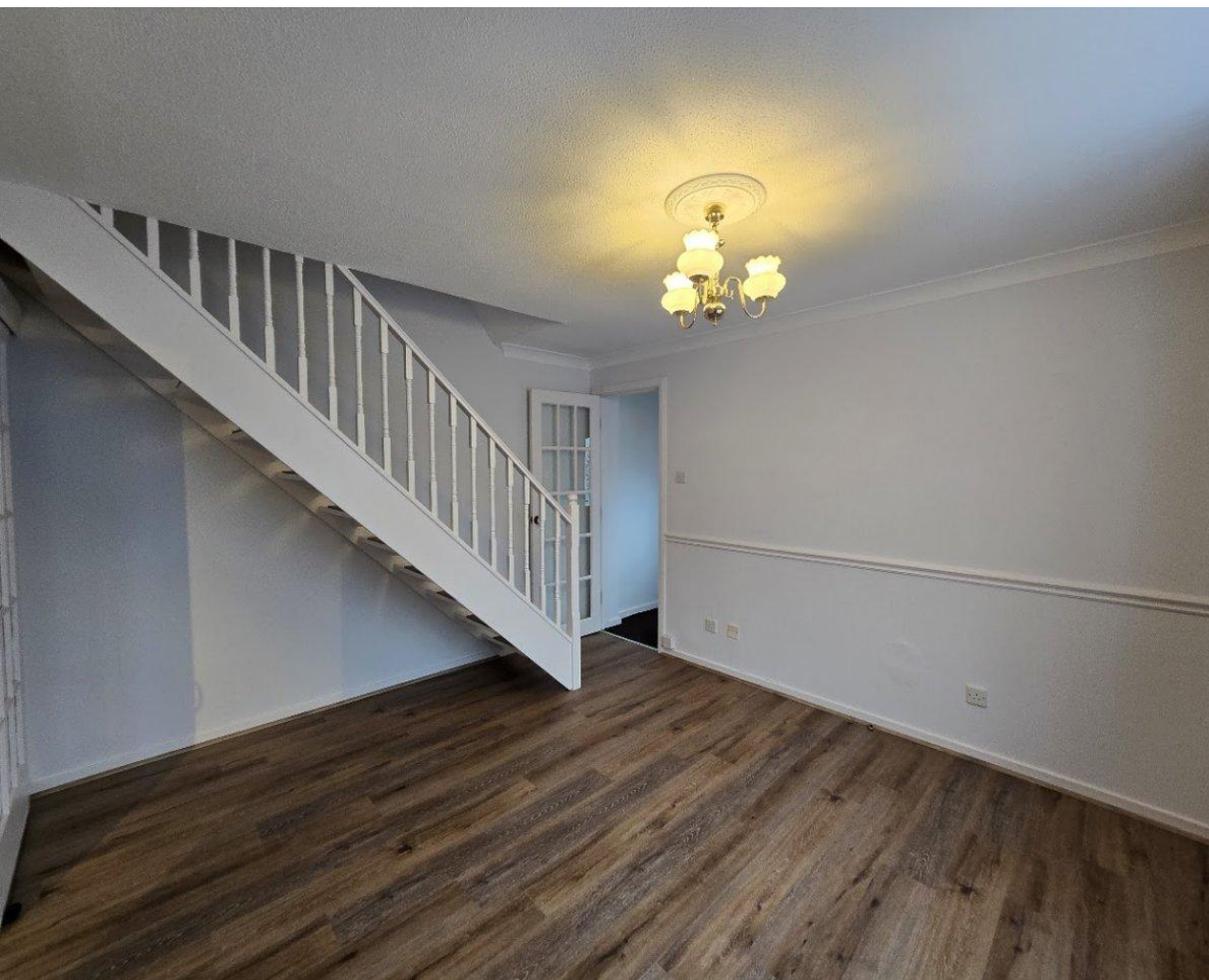
Energy Performance Rating: 'D'.

Council Tax: Band 'B'. New Forest District Council (Totton & Eling Area) 1791.51 for year 2025 / 2026.

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. Our staff are unable to 'keep' or 'hold' a property before this legally-required process has been completed.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2442.





Rooms

Living/Dining Room : 13.71' x 11.61' (4.18m x 3.54m)

A large lounge with new decoration and flooring, space available for a small dining table.

Kitchen : 13.16' x 5.05' (4.01m x 1.54m)

A great size kitchen with plenty of cupboard space, Range cooker included.

Bedroom : 10.40' x 11.02' (3.17m x 3.36m)

A generous double bedroom with built in storage over stairs, newly decorated and carpeted.

Bathroom : 6.04' x 5.45' (1.84m x 1.66m)

A three piece white suite with shower over bath.

Garden

A spacious, private garden to the rear of the property. Wooden storage shed included.

Parking

Two private allocated parking spaces, one of which is covered under a car port.



GROUND FLOOR



1ST FLOOR



79 RUFUS GARDENS, WEST TOTTON, SO40 8TB

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.
Made with Metropix ©2026

Certificate Number : 2491-3113-3281-2061-0117

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2491-3113-3281-2061-0117>



1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG

telephone : 023 8086 8578

email : info@parkerslettings.com

parkerslettings.com

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £219.23) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £1096.15)

The following fees may also be charged during your tenancy

- Lost/replacement keys/security fobs
- Rent arrears fees/charges
- Change of tenancy

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.