



Sylvia Crescent

Totton, SOUTHAMPTON

**3 Bedrooms
Large Garden**

**£1,350 pcm + security
deposit**



Sylvia Crescent, Totton, Hampshire, SO40 3LN

Description

- 3 bedrooms (1 loft room)
- Modern kitchen / diner
- Shower
- Gas Central Heating
- Large garden
- PROPERTY REFERENCE: 1087
- 2 receptions
- Re-fitted bathroom
- Private driveway
- Energy Efficiency Rating : E
- Available 21 Jan 2025

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!

A spacious 3-bedroom family house with large rear garden, located within easy reach of local schools, college, shops and bus routes. Features include a recently-fitted kitchen / diner, white bathroom suite, utility room and plentiful off-road parking. Offered unfurnished with cooker.

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: 'E'. Note: A new boiler has been installed since this assessment.

Council Tax: Band 'D' New Forest District Council (Totton & Eling area). £1,965.82 for year 2024 / 2025.

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 1087.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG:
1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.6 miles)
3. Turn left onto Sylvia Crescent. (0.09 miles)
4. The property is found after a short distance on the right.



Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

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 x 12 months) = £9,600 per annum. (£9,600 x by 2.5) = £24,000 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.





Accommodation Comprises:

Entrance

With stairs to first floor. Door to:

Lounge : 11.94' x 14.93' (3.64m x 4.55m)

Comfortable living room, with attractive feature fireplace.

Dining Room : 9.06' x 8.01' (2.76m x 2.44m)

Understairs storage cupboard. Doors to kitchen and:

Bathroom : 6.10' x 8.01' (1.86m x 2.44m)

Modern white 3-piece suite with shower over the bath.

Kitchen / Breakfast Room : 13.71' x 13.98' (4.18m x 4.26m)

Refitted kitchen / diner with a range of white-finish storage cupboards and a wood-effect square-edge work-surface. Space for fridge / freezer and dishwasher. Electric cooker to remain. Patio doors lead out to the rear garden. Further door leads to:

Utility Room : 4.92' x 8.79' (1.50m x 2.68m)

With plumbing for washing machine.

Stairs / Landing

Bedroom 1 : 15.16' x 11.91' (4.62m x 3.63m)

Double front-facing bedroom with built-in wardrobe.

Bedroom 2 : 15.16' x 8.14' (4.62m x 2.48m)

Double bedroom overlooking the rear garden.

Stairs To:

Bedroom 3 / Loft Room : 11.94' x 14.30' (3.64m x 4.36m)

Good-size useable room..

Garden

Lovely large, enclosed rear garden with a good lawned area and patio.

Driveway

To the front of the property.

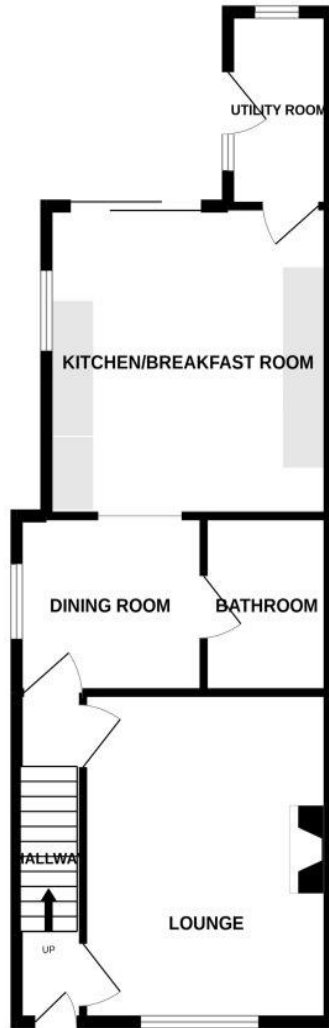
Tenant Fees From 01/06/2019

Tenants (Housing Act tenancies)

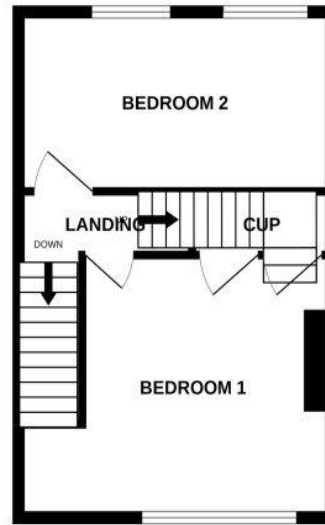
Permitted default payments: Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging. Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs. Rent arrears: Interest accrues from day one, if the rent is not paid 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.

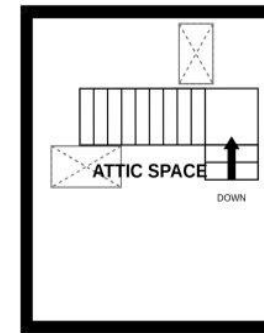
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 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 : 4900-0263-0022-3026-3893

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D		
39-54	E	54	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4900-0263-0022-3026-3893>



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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.