



Westfield Road

1 Bedroom

**£1,095 pcm + security
deposit**

Totton, SOUTHAMPTON Totton





The Annexe, 1a Westfield Road

Description

- Bungalow annexe
- Close to town centre
- Double bedroom with wardrobes
- Gas Central Heating
- Low maintenance garden
- EPC rating: D
- Gas, electric and water included.
- Kitchen breakfast with appliances.
- Good size lounge
- Double glazing
- Available 05 Sep 2024
- PROPERTY REFERENCE 1452

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

This is a unique opportunity to rent a superb one bed bungalow annexe within a short level walking distance of the centre of Totton. The rent is inclusive of heating, water and electricity.

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 'A'. New Forest District Council (Totton & Eling Area) £1,495.03 for year 2024 / 2025.

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 05 September 2024. 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 1452.





Accommodation Comprises:

Kitchen : 12.30' x 8.10' (3.75m x 2.47m)

UPVC external door leads to the Kitchen. Window to rear, radiator, base units including stainless steel sink unit and complimentary work surfaces, shelved cupboard, gas cooker, fridge freezer and washing machine, space for breakfast table, door to:

Living/Dining Room : 12.37' x 10.07' (3.77m x 3.07m)

Window to front, radiator, door to:

Bedroom : 12.17' x 10.04' (3.71m x 3.06m)

Window to front, radiator, double wardrobe, further mirrored wardrobe, door to:

Bathroom : 8.07' x 5.61' (2.46m x 1.71m)

Window to rear, radiator, panelled bath, pedestal wash basin, low level wc, shelved airing cupboard with radiator.

Garden

Low maintenance enclosed garden area.

Parking

Driveway for 1 car to the front, enclosed by tall double metal gates.

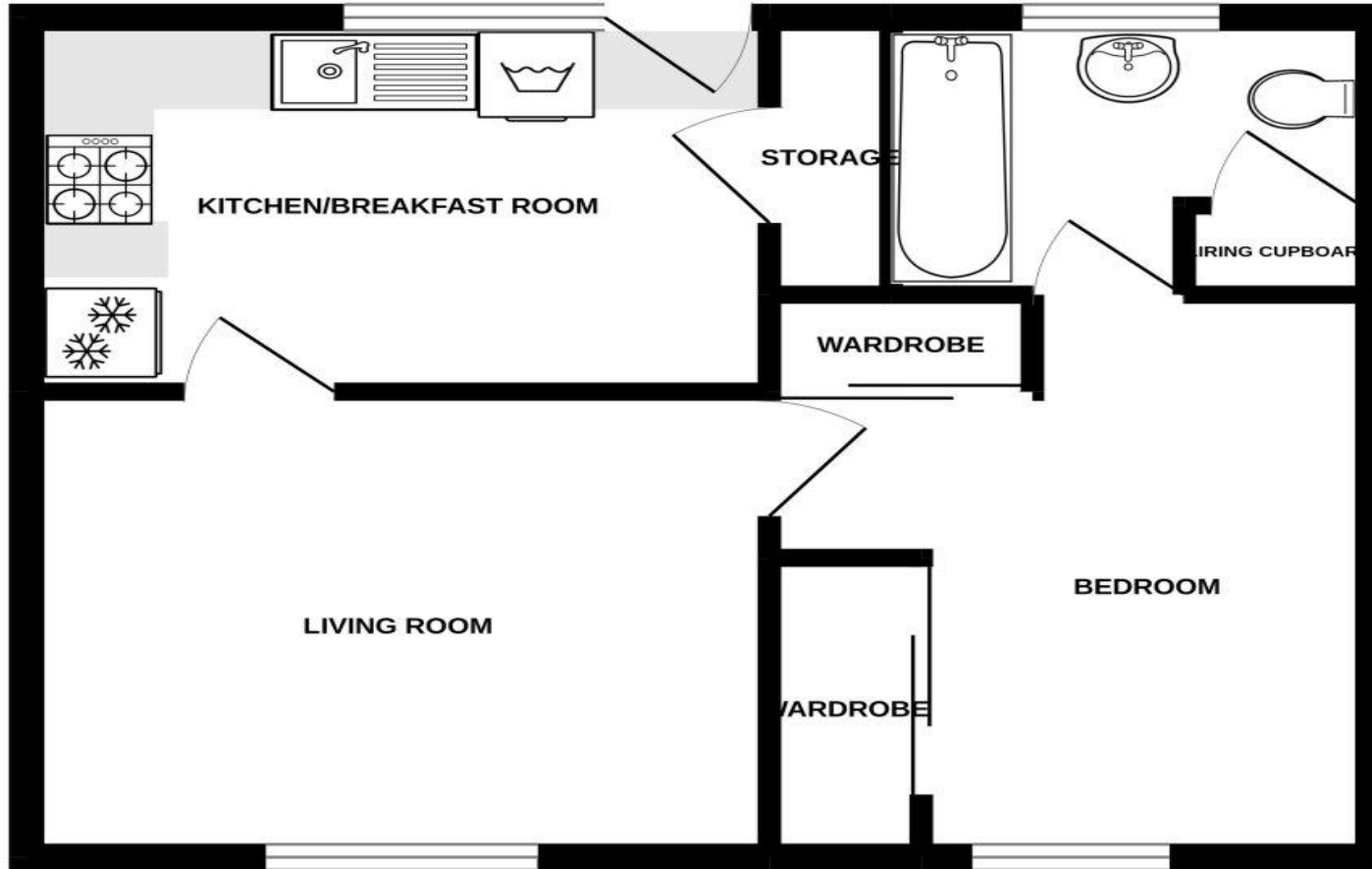




Starting from SO40 3SG. Total : 0.2 miles (1mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.04 miles)
3. Turn left. (0.04 miles)
4. Turn right. (0.01 miles)
5. You have arrived at your destination. (0.00 miles)

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 407 sq.ft. (37.8 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 : 0732-3528-0100-0882-9226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0732-3528-0100-0882-9226>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £253) 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 £1263)

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.

PARKERS

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