



Parkers Lettings Limited
1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
Tel : 023 8086 8578



FOR SALE

Tottehale Close, North Baddesley
£750 pcm + security deposit

A delightful one bedroom house in the popular location of North Baddesley situated in a quiet cul-de-sac location.

- Available now
- One bedroom house
- Cul-de-sac location
- Kitchen with cooker
- Gas central heating
- Good-sized lounge
- Modern bathroom
- Double bedroom with built-in wardrobe
- Garden
- EPC Rating: D

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info@parkerslettings.com

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Tottehale Close,
 North Baddesley,
 Hampshire
 SO52 9NQ

>> Key Features

- Available now
- One bedroom house
- Cul-de-sac location
- Kitchen with cooker
- Good-sized lounge
- Modern bathroom
- Double bedroom with built-in wardrobe
- Garden
- Gas central heating

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

A delightful one bedroom house in a pleasant cul-de-sac position, situated within the popular village of North Baddesley. Benefits include gas central heating, a sunny garden and allocated parking.

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'. Test Valley Borough Council (Romsey Town Parish) £1487.48 for year 2022/2023.

Locality: Nearby town of Romsey

A historic market town some 7 miles northwest of Southampton, with a population in excess of 20,000 (year 2020). Romsey 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 The New Forest National Park. Romsey is served by the M27 (junctions 1 and 2) and a Wessex 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. 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 1591.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 6.1 miles (15mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.4 miles)
4. Stay straight to take the Redbridge Causeway ramp. (0.3 miles)
5. Take the exit. (0.1 miles)
6. Enter Redbridge Roundabout and take the 2nd exit onto M271/E05/Nursling Spur Motorway. (0.4 miles)
7. Keep right to take M271/E 05/Nursling Spur Motorway. (1.1 miles)
8. Enter Rownhams Interchange and take the 2nd exit onto M271/Nursling Spur Motorway. (0.7 miles)
9. Enter Romsey Road Roundabout and take the 2nd exit onto A3057.(0.9 miles)
10. Turn right onto Hoe Lane. (1.3 miles)
11. Turn left onto Sylvan Drive. (0.1 miles)
12. Turn right onto Tottehole Close. (0.05 miles)
13. Your destination is on the right. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 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.



Entrance Porch

With plenty of space for coats and a shoe rack.

Sitting/dining Room : 15.94' x 10.04' (4.86m x 3.06m)

Lounge, sunny lounge with bay window.

Kitchen : 13.71' x 5.31' (4.18m x 1.62m)

Kitchen, eye and base level storage units, free standing cooker, space for fridge/freezer and plumbing for washing machine.

Bedroom : 11.55' x 10.17' (3.52m x 3.10m)

Bedroom, good-sized double with built in wardrobes. Airing cupboard with storage shelves.



Bathroom : 7.48' x 5.18' (2.28m x 1.58m)

Bathroom, Modern white-coloured suite with 'Mira' electric shower over the bath, low level WC and wash hand basin.

Garden

Sunny front garden laid to grass and enclosed by picket fence.

Parking

One allocated parking space.



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.

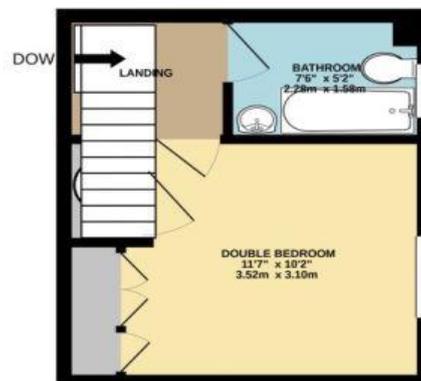
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

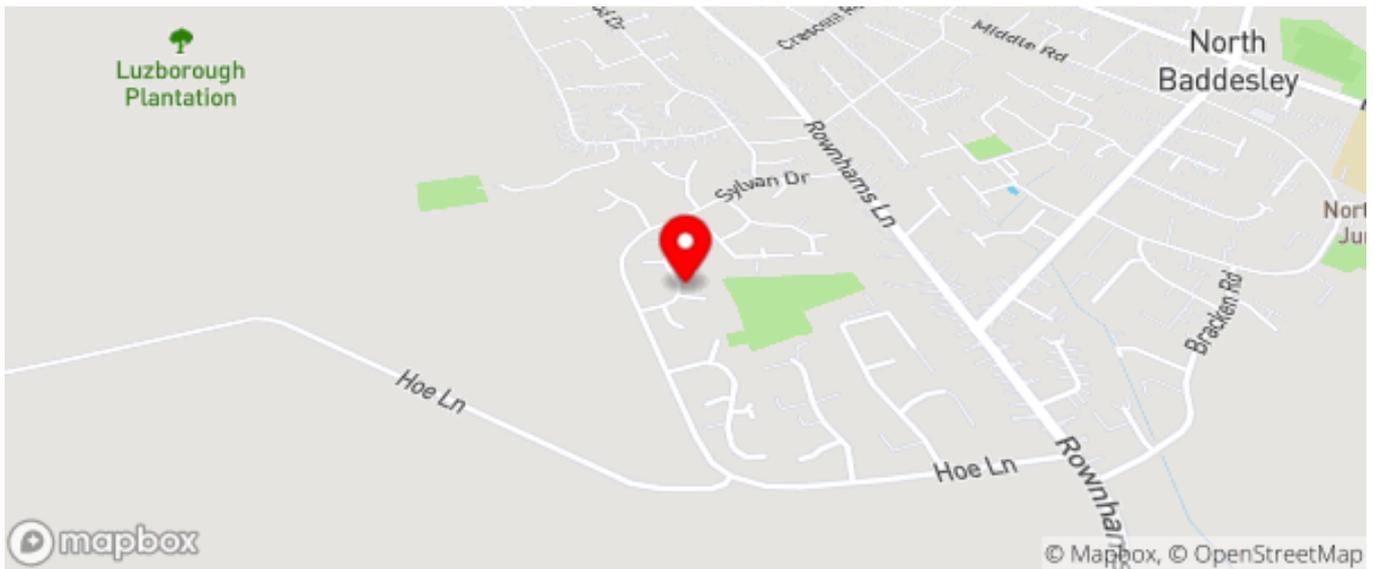
Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.

GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.

1ST FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		