



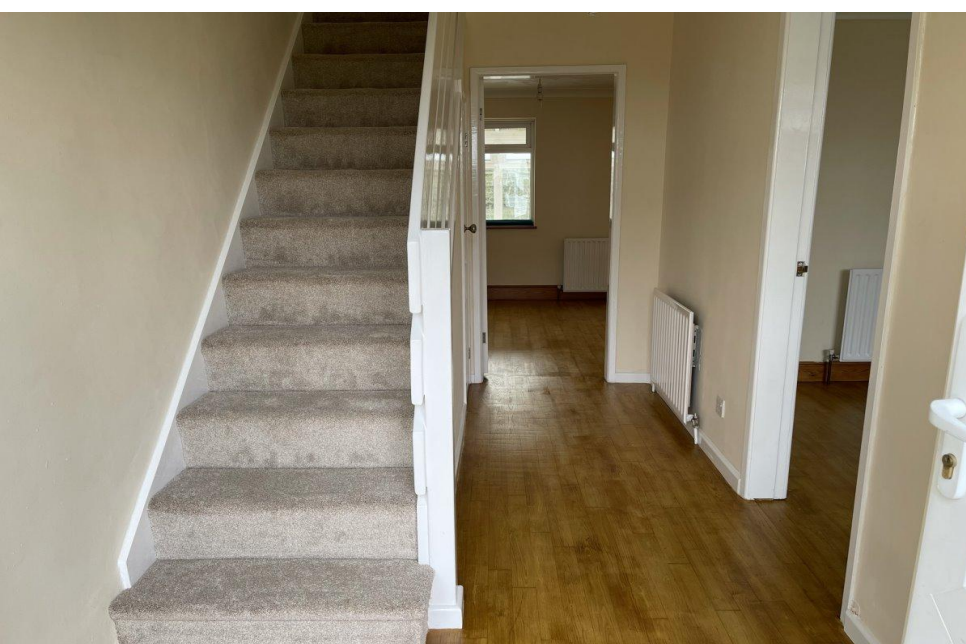
Beechdale Walk

3 Bedroom

**£1,295 pcm + security
deposit**

Calmore, Southampton





4 Beechdale Walk

Description

- Beautiful presentation
- Lounge
- Modern bathroom with shower
- Private parking
- EPC rating: C
- PROPERTY REFERENCE: 1761
- Kitchen / diner
- Conservatory
- South-facing garden
- Garage
- Available 7 April 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 fantastic, spacious 3 bedroom family house with conservatory and garage.

It has all the essentials for a family home, modern kitchen with oven, hob and hood, white bathroom suite with shower. Wooden flooring sweeping throughout the lower floor and the added extras, the conservatory, the garage and 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.

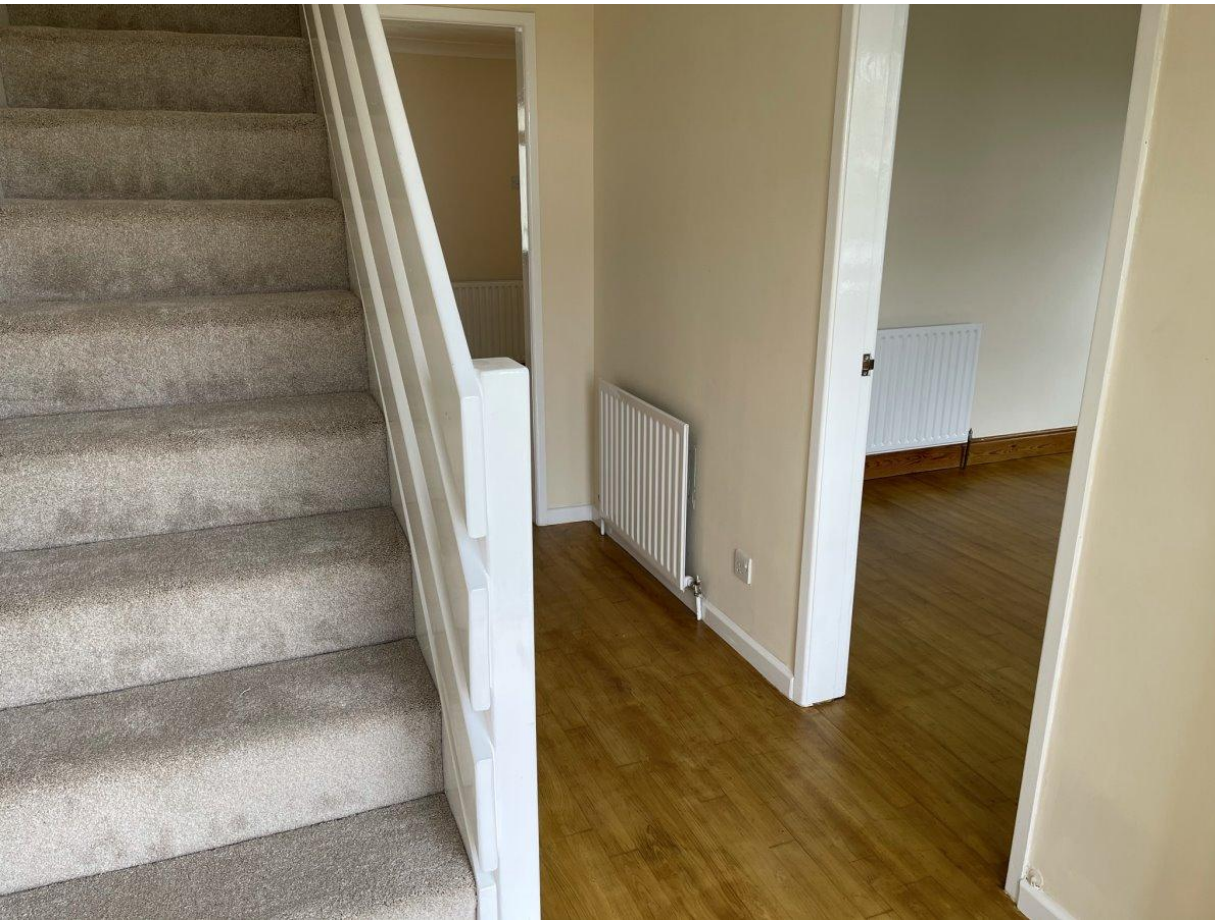
Pets: We regret that pets are not permitted.

Energy Performance Rating: 'C'.

Council Tax: Band 'C'. New Forest District Council (Totton & Eling Area) 1,993.38 for year 2024 / 2025.

Availability: Available 7 April 2025. 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 1761.



Accommodation Comprises:

Kitchen / Diner : 10.99' x 13.35' (3.35m x 4.07m)

Large kitchen with space for dining table. Modern eye and base level storage units, electric oven with microwave over, Induction hob and extractor hood. Plumbing for washing machine. UPVC external door to side. of property.

Lounge : 17.49' x 10.50' (5.33m x 3.20m)

Spacious lounge with beautiful polished wooden flooring. Attractive papered feature wall. Double doors leading to conservatory

Conservatory: 16.08' x 7.51' (4.90m x 2.29m)

With ceramic tiled floor, ample power point and wall lighting. Brick-built base with UPVC elevations and roofing,. Door leads out to the rear garden.

Stairs / Landing

Newly laid cream coloured carpets. Access to loft space. Built-in shelved linen-storage cupboard. Doors to all rooms.

Bedroom 1 : 10.04' x 12.50' (3.06m x 3.81m)

Rear facing double South-facing bedroom, with newly-laid cream-coloured carpets.

Bedroom 2 : 10.04' x 11.35' (3.06m x 3.46m)

Double-size front-facing bedroom, with newly laid cream-coloured carpets.

Bedroom 3 : 7.41' x 8.20' (2.26m x 2.50m)

Comfortable 3rd bedroom with plenty of space for a single bed, desk and wardrobe. Newly-laid cream-coloured carpets.

Bathroom

Modern white-coloured suite comprising bath with electric shower over, vanity wash hand basin and low level WC.

Garden

Front garden, mainly laid to lawn, pathway leading to front and side of property (via gate), offering access to the rear garden.

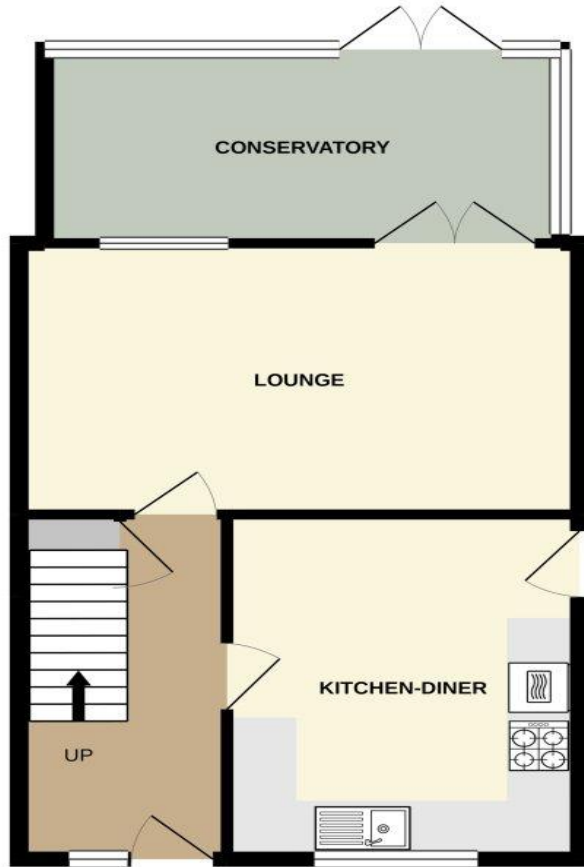
Rear garden, mainly laid to lawn, patio area, gate at rear of garden leading to parking area and garage. Plastic storage shed. Pedestrian rear door to:

Garage

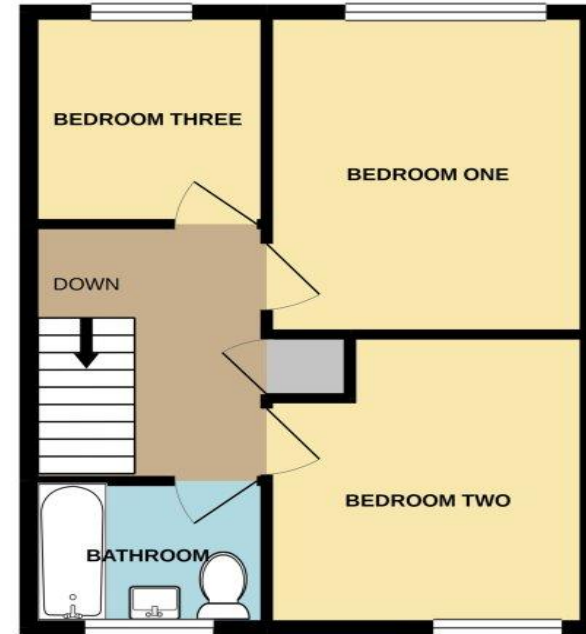
Single garage with up and over metal door, pedestrian door to garden, Power and lighting fitted. Private parking directly in front for 1 car.



GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



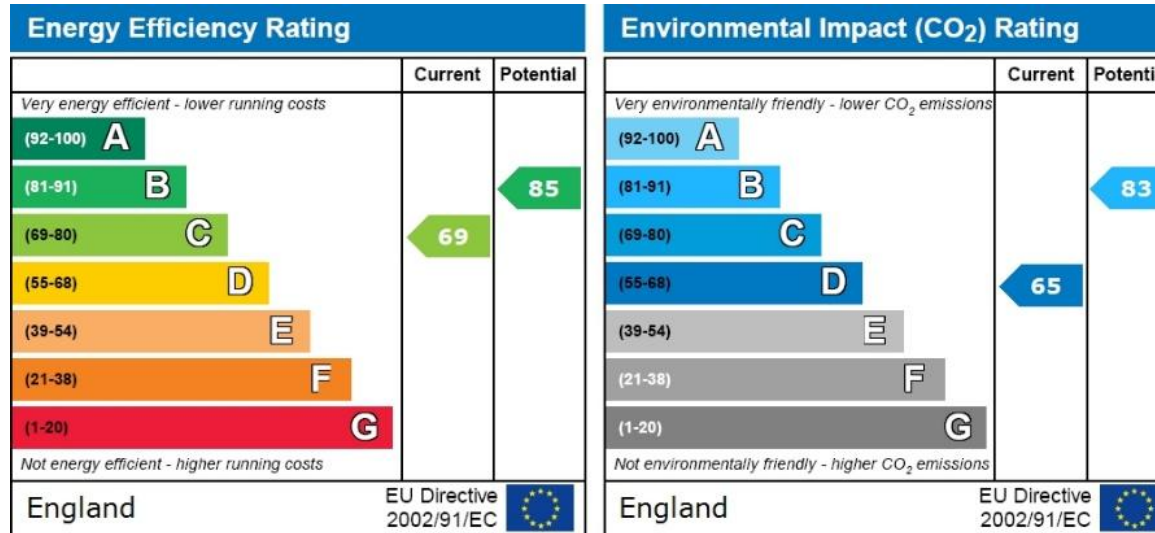
1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 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.

Made with Metropix ©2021



Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £298.85) 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 £1494.23)

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.



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

telephone : 023 8086 8578

email : info@parkerslettings.com

parkerslettings.com