



**Blackwater Drive**

Calmore, Totton, Hampshire

**Spacious 3  
Bedroom house**

**£1,495 pcm + security  
deposit**







## Park View, Blackwater Drive, Calmore, Totton, Hampshire, SO40 2AW

### Description

- Large accommodation
- 4-piece bathroom suite
- Lounge / diner
- UPVC double glazing
- EPC Rating: TBC
- PROPERTY REF: 1788
- Modern decor and carpets
- Kitchen / breakfast room
- Cloakroom
- Gas Central Heating
- Available 20 January 2024

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

This modern family house is deceptively large, with 3 double bedrooms (the master being particularly impressive), a spacious lounge / diner, a kitchen / breakfast room and a ground floor cloakroom - essential with children! With neutral carpets to most of the rooms and laminate flooring elsewhere, the presentation is smart and modern.

**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:** Formerly 'B'. Currently being reassessed.

**Council Tax:** Band 'C'. New Forest District Council (Totton & Eling Area) £1,993.38 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 20 January 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.



**Directions:** Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 1.9 miles (7mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (1.1 miles)
3. Enter the roundabout and take the 1st exit onto Calmore Drive. (0.5 miles)
4. Turn left onto Blackwater Drive. (0.09 miles)
5. Turn right. (0.02 miles)
6. Your destination is on the right. (0.00 miles)

**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:

$(£800 \times 12 \text{ months}) = £9,600 \text{ per annum. } (£9,600 \times \text{by } 2.5) = £24,000 \text{ per annum.}$  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 Hallway**

Large storage cupboard. Understairs recess (ideal for computer desk).

### **Cloakroom**

### **Kitchen/breakfast Room**

Modern fitted kitchen with integral washer / dryer, oven, hob and extractor.

### **Lounge/diner**

Large reception room, with double doors opening out on the rear garden.

### **Stairwell/landing**

### **Bedroom 1**

Very large double bedroom.

### **Bedroom 2**

Comfortable double bedroom.

### **Bedroom 3**

Double bedroom.

### **Bathroom**

Modern white 4-piece suite comprising bath, shower cubicle, wash basin and WC.

### **External**

Off-road parking for one car in dedicated space. Further parking for one car immediately in front of wall, opposite front door. The rear garden is of a good size, laid mainly to lawn and fully enclosed. Shed of timber construction to remain.

### **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.





The logo for Parkers Lettings, featuring the word "PARKERS" in a bold, black, sans-serif font. To the right of the text is a stylized orange shape that resembles a trapezoid or a wedge, pointing to the right. The entire logo is enclosed within a dark blue square border.

**PARKERS**

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