



Calmore Road

Totton, Hampshire

4 Bedroom

£1,850 pcm + security  
deposit

PARKERS



## 51 Calmore Road

### Description

- Detached family home
- Large reception
- 2 Bathrooms
- Parking for 6+ vehicles
- Gas Central Heating
- Available 16 March 2026
- 4 bedrooms
- Modern kitchen
- Convenient location
- Sunny garden
- EPC rating C
- PROPERTY REF: 2093

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!

Spacious 4-bedroom detached family home in convenient edge-of-town location. Wonderfully sunny, low-maintenance garden with off-road parking for 6+ vehicles.

Inside, the property is very well presented and the accommodation is flexible to a family's individual requirements. For example, one of the ground floor bedrooms would equally make a spacious dining room.

The property has full central heating, UPVC double glazing.

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 'D'. New Forest District Council (Totton & Eling Area) 2303.37 for year 2025/2026.

Availability: Available 16 March 2026. 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 2093.





### Accommodation Comprises:

#### Entrance

Spacious and welcoming hallway. Stairs to first floor landing. Open to lounge / diner, doors to shower room, Bedrooms 1 and 4.

**Living/Dining Room : 25.03' x 12.86' (7.63m x 3.92m)**

Large, light and airy reception with walk-in bay windows to the front and side. Electric fire suite. Door to:

**Kitchen : 11.22' x 6.99' (3.42m x 2.13m)**

Modern fitted kitchen with a good range of eye and base level storage cupboards, with plenty of work surface space. Range-style cooker and integrated fridge / freezer door to remain. Stable door to the rear garden.

**Bedroom 1 : 14.30' x 13.29' (4.36m x 4.05m)**

Comfortable ground floor main bedroom with walk-in bay to the side. Wardrobe to remain.

**Bedroom 4 : 11.55' x 10.76' (3.52m x 3.28m)**

Front-facing double bedroom with built-in wardrobe. Walk-in bay window. Alternative use as a dining room.

#### Shower Room

Modern white suite of shower cubicle, wash basin and WC.

#### Stairs / Landing

Half turn staircase gives access to the landing. Doors to Bedroom 2 and 3 and bathroom.

**Bedroom 2 : 16.99' x 11.55' (5.18m x 3.52m)**

Large double dual-aspect bedroom with eaves storage space and wardrobe to remain.

**Bedroom 3 : 16.99' x 11.22' (5.18m x 3.42m)**

Large double dual-aspect bedroom with eaves storage space and wardrobe to remain.

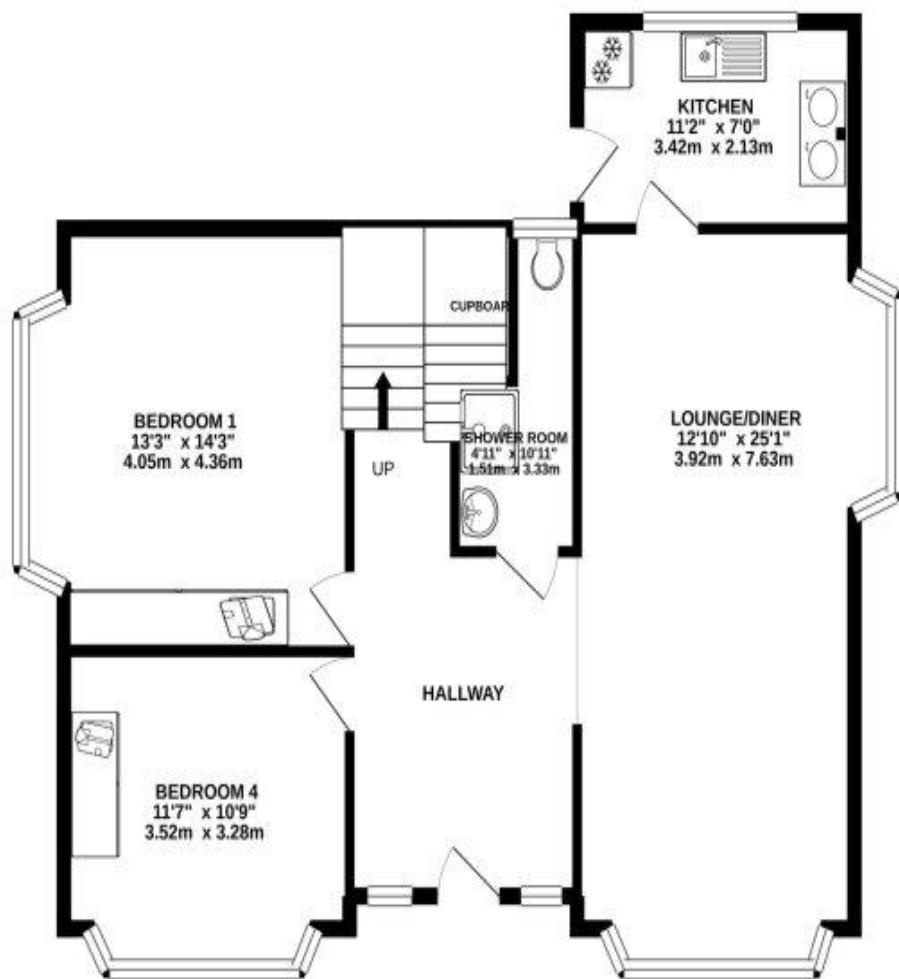
#### Bathroom

Modern white suite of bath with shower over, wash basin and WC.

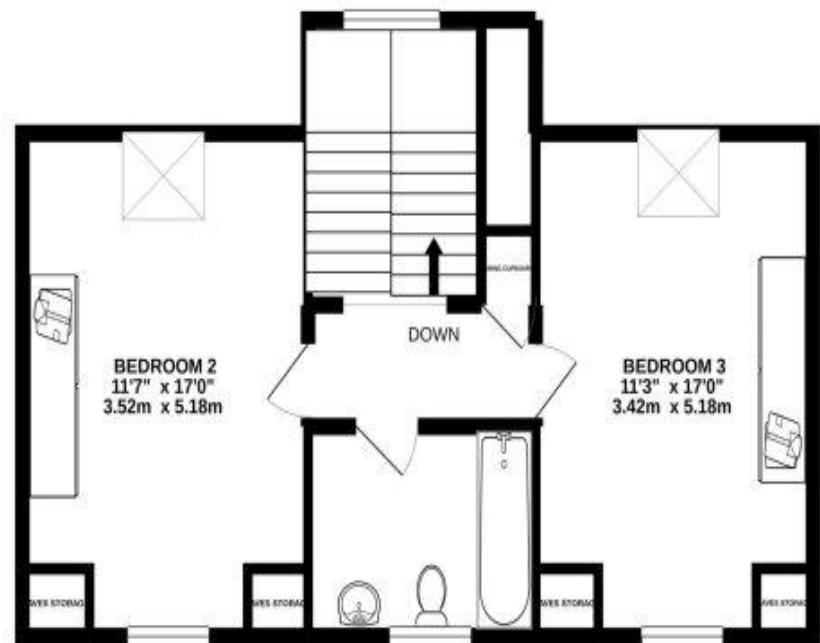
#### External

The property has off road parking for 6+ cars, plus further storage to the left-

## GROUND FLOOR

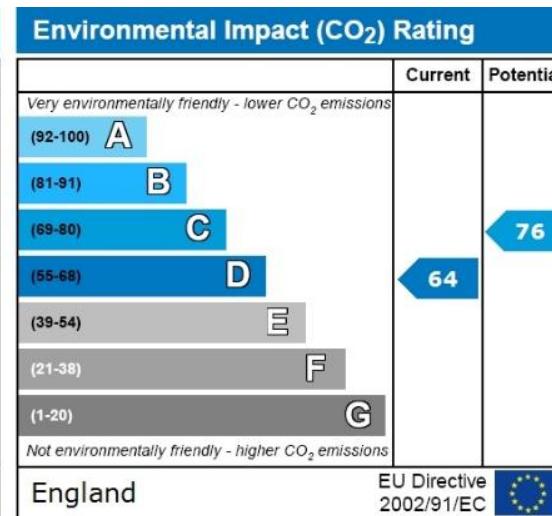
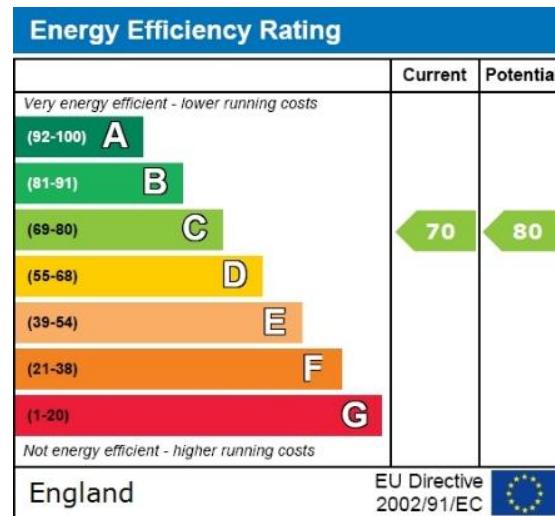


## 1ST FLOOR



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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## Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £426.92) 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 £2134.62)

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.