



Deridene Court

West Totton, Southampton, SO40 8WS

**2 Bedroom
Driveway & bay**

£995 pcm + security deposit



Deridene Court, West Totton, Hampshire, SO40 8WS

Description

- | | |
|------------------------------|-----------------------|
| ■ Thoroughly refurbished | ■ 2 good bedrooms |
| ■ Recent new kitchen / diner | ■ Recent new bathroom |
| ■ Gas Central Heating | ■ UPVC double glazing |
| ■ Driveway & parking bay | ■ EPC Rating: C |
| ■ Available 08 April 2023 | ■ PROPERTY REF: 2145 |

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!



Great attention to detail has been lavished on this spacious 2-bedroom terraced house, occupying a pleasant cul-de-sac location in West Totton.

A thorough refurbishment 12 months ago has led to a new kitchen / breakfast room, a modern white bathroom suite complete with showerbath, new hard flooring to the ground floor and quality carpets to the first floor, full gas-fired central heating and UPVC double glazing.

Externally, the rear garden enjoys a good degree of privacy and is fully enclosed. To the front is a private driveway with additional private parking in a nearby bay.

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 'B'. New Forest District Council (Totton & Eling Area) £1,580.41 for year 2022 / 2023.

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 08 April 2023. 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 2145.

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 right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 2nd exit onto Ringwood Road/A336. (0.8 miles)
5. Enter the roundabout and take the 1st exit onto Larchwood Road. (0.2 miles)
6. Turn left onto Briarwood Road. (0.2 miles)
7. Turn left onto Deerhurst Close. (0.04 miles)
8. Turn left onto Deridene Court. (0.07 miles)
9. Turn left to stay on Deridene Court. (0.01 miles)
10. You have arrived at your destination. (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:

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

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 Porchway

With built-in bin-storage cupboard. Front door to:

Lounge : 12.11' x 15.16' (3.69m x 4.62m)

Spacious reception room, with wood laminate flooring. Built-in understairs storage cupboard with power point (ideal for freezer). Stairs to the first floor landing. Door to:

Kitchen / Diner : 12.11' x 7.12' (3.69m x 2.17m)

Newly fitted kitchen with an extensive range of eye and base-level storage cupboard, with a laminated work-surface and stainless-steel sink. Integral oven, hob and extractor hood. Cupboard housing gas meter. Plenty of space for a small dining table and 2 x chairs. Door leads out to the rear garden.

Stairs / Landing

With doors to both bedrooms and bathroom.

Bedroom 1 : 12.11' x 9.88' (3.69m x 3.01m)

Very comfortable front-facing double bedroom with built-in double wardrobe and further storage cupboard.

Bedroom 2 : 12.11' x 7.19' (3.69m x 2.19m)

Good-size second bedroom, overlooking the rear garden.

Bathroom : 5.74' x 5.51' (1.75m x 1.68m)

Newly fitted white-coloured bathroom suite comprising panelled shower-bath, wash-basin and WC. Heated towel rail, and wall-hung bathroom cabinet.



External

The rear garden is fenced to all sides and comprises a patio area to the fore. A steppingstone path leads across a lawned area to a further hardstanding area with a shed of composite construction.

To the front of the property is a shingled driveway for 1 car. A further private allocated parking space is located in the parking bay to the side.

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.

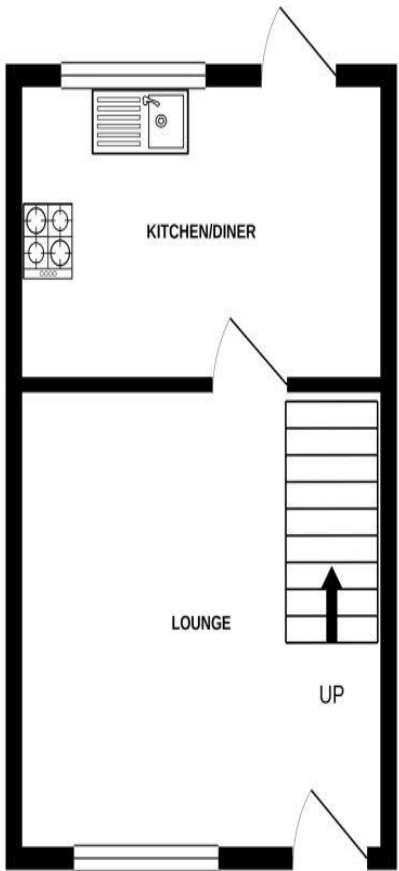


Certificate Number : 7402-3005-6207-7399-1204

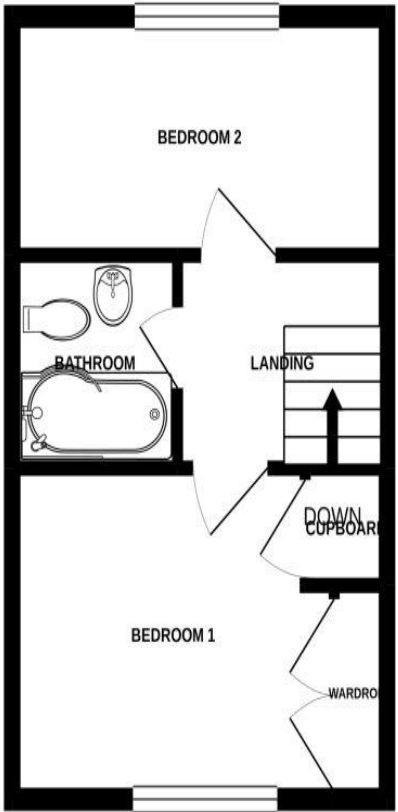
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7402-3005-6207-7399-1204>

GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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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