



Myrtle Avenue

2 Bedroom

**£1,200 pcm + security
deposit**

Totton, Hampshire Totton





30 Myrtle Avenue

Description

- 2 bedroom semi-detached
- Driveway
- Modern kitchen & bathroom
- Excellent decorative order
- Available 18 December 2024
- Conservatory
- Gas Central Heating
- Lovely, enclosed garden
- EPC Rating: C
- PROPERTY REF: 2164

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

A modern 2-bedroom semi-detached house with conservatory and driveway, offered unfurnished and in excellent decorative order throughout.

The property has full gas central heating and UPVC double-glazed windows, plus a good-size, fully-enclosed garden.

The property occupies a pleasant cul-de-sac location, within a short walk of West Totton Shopping Centre.

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 2024 / 2025.

Availability: Available from 18 December 2024. Please note that an initial term of twelve 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 2164.





Accommodation Comprises:

Entrance Porch : 4.79' x 3.12' (1.46m x 0.95m)
With door to:

Lounge : 14.99' x 12.11' (4.57m x 3.69m)
Light and spacious reception room. Stairs to the first floor landing. Door to:

Kitchen / Breakfast Room : 12.11' x 7.22' (3.69m x 2.20m)
Fitted with an good range of modern eye and base-level storage units and ample work-surfaces. Integral oven, hob and extractor. Door to:

Conservatory : 9.81' x 7.81' (2.99m x 2.38m)
UPVC double-glazed conservatory, with double doors opening out to the garden.

Stairs / First Floor Landing
With doors to all rooms.

Bedroom 1 : 9.97' x 9.68' (3.04m x 2.95m)
With deep built-in double wardrobe and further storage cupboard.

Bedroom 2 : 12.11' x 7.81' (3.69m x 2.38m)
Another double bedroom. Rear-facing and overlooking the garden.

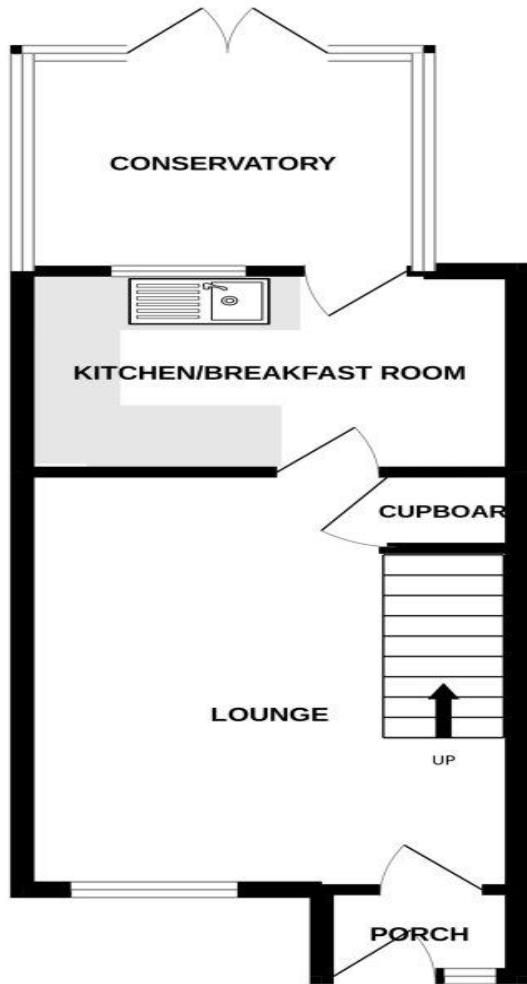
Bathroom : 5.94' x 5.54' (1.81m x 1.69m)
Modern white-coloured, with shower over the bath. Window to the side.

External

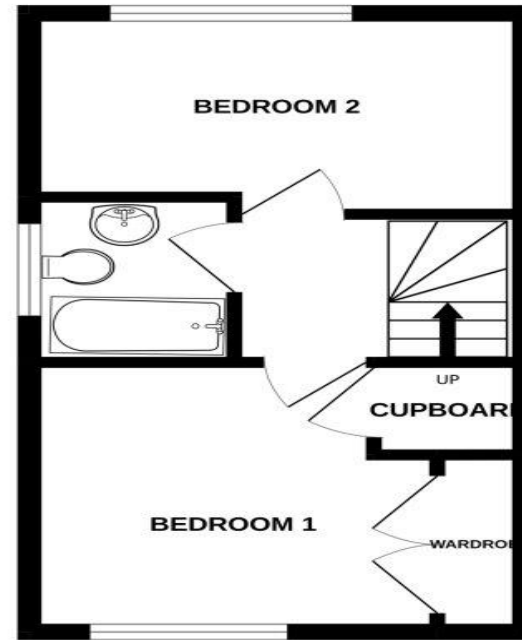
There's an open-plan lawned area to the front of the property, with a driveway for one car to the side. A pedestrian gate gives access to an attractive and enclosed rear garden, comprising patio and lawned area, partially shaded by a mature Oak tree.



GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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 5/2022

Certificate Number : 2528-7078-6217-4541-6970

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	80	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2528-7078-6217-4541-6970>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £277) 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 £1385)

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.

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