



**Kiln Close**

Dibden Purlieu, Southampton, SO45 5EU

**3 / 4 Bedroom  
Extended accommodation**

**£1,395 pcm + security  
deposit**



# Kiln Close, Dibden Purlieu, Southampton, SO45 5EU

## Description

- Detached - Unfurnished
- 2 Bathrooms
- Large UPVC conservatory
- Ample parking
- Council Tax Band D
- PROPERTY REF: 2206
- 3 / 4 bedrooms
- Cloakroom
- Gas Central Heating
- Energy Rating : D
- Available now

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 detached family home with flexible 3 or 4-bedroom accommodation, extended to the ground floor and with the benefit of a large UPVC conservatory. Although a little dated in places perhaps, the property is presented well and occupies an attractive residential cul-de-sac location, close to everyday amenities.

The property is competitively-priced and available unfurnished for a long-term let.

**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:** 'D'.

**Council Tax:** Band 'D'. New Forest District Council (Hythe & Dibden) £ 2,230.73 for year 2024 / 2025.

**Locality:** Hythe & Dibden

The village of Hythe can be found to the West of Southampton, about 8 miles by road, nestled between the edge of The New Forest and Southampton Water. It's a bustling place to explore, with wide variety of individual shops, that you simply don't find on the High Street these days, together with an abundance of eateries and traffic-free precincts. The waterfront offers spectacular views towards Southampton, with Hythe's historic pier offering a ferry link to and from the City centre every half-hour or so.



**Availability:** Available immediately. 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 2206.

**Directions:** Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 8.1 miles (23mins)

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 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.1 miles)
6. Turn left onto High Street/B3076. (0.01 miles)
7. Turn right onto Eling Lane. (0.1 miles)
8. Turn right onto Rose Road. (0.1 miles)
9. Turn right onto Bartram Road. (0.04 miles)
10. Turn left onto Totton Bypass/A35. (0.2 miles)
11. Enter Rushington Roundabout and take the 1st exit onto Marchwood Bypass/A326. (3.7 miles)
12. Enter the roundabout and take the 2nd exit onto Applemore Hill/A326. (0.7 miles)
13. Enter Applemore Roundabout and take the 2nd exit onto Hythe Bypass/A326. (1.1 miles)
14. Enter the roundabout and take the 2nd exit onto Beaulieu Road. (0.6 miles)
15. Enter the roundabout and take the 1st exit onto Upper Mullins Lane. (0.3 miles)
16. Bear left onto Challenger Way. (0.05 miles)
17. Turn left onto Kiln Close. (0.05 miles)
18. 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.

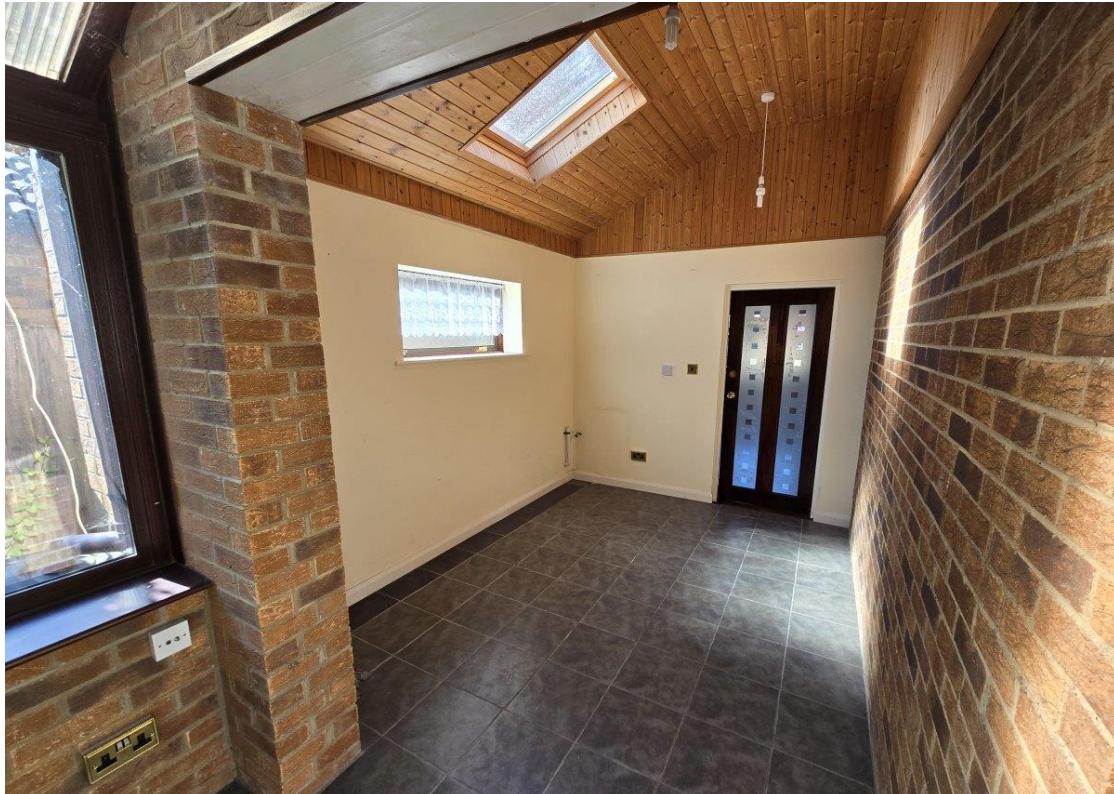
We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments (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 x 12 months) = £9,600 per annum. (£9,600 x by 2.5) = £24,000 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:

### Porch

Laminated wood flooring. Door to Sitting / Dining Room and:

### Cloakroom

Suite of WC and wash basin.

### Sitting / Dining Room : 25.07' x 14.76' (7.64m x 4.50m)

Large, open-plan reception room with window to the front and patio doors leading to the Conservatory. Doors to the Study / Bedroom 4:

### Kitchen : 9.48' x 7.05' (2.89m x 2.15m)

Wood-effect eye and base-level storage cupboards with work-surface and splashback. Slot-in electric cooker and extractor hood. Door to the rear garden.

### Conservatory : 13.45' x 11.81' (4.10m x 3.60m)

A large UPVC conservatory, serving a variety of possible uses with doors leading out to the garden. Open plan to:

### Family Room : 10.43' x 8.37' (3.18m x 2.55m)

A good-size further reception room with attractive vaulted ceiling. Door to:

### Study / Bedroom 4 : 16.08' x 8.37' (4.90m x 2.55m)

Front-facing room. Generous Study or large additional Bedroom.

### Stairs / First Floor Landing

Doors to all Bedrooms and the Bathroom. Built-in airing-cupboard.

### Bedroom 1 : 11.55' x 8.04' (3.52m x 2.45m)

With built-in mirror-fronted double wardrobe. Door to:

### En-suite Shower

Suite of shower, wash basin and WC. Window to the side provides adequate ventilation.

### Bedroom 2 : 9.22' x 8.40' (2.81m x 2.56m)

Front-facing bedroom.

### Bedroom 3 : 6.66' x 6.04' (2.03m x 1.84m)

Front-facing single bedroom.

### Family Bathroom

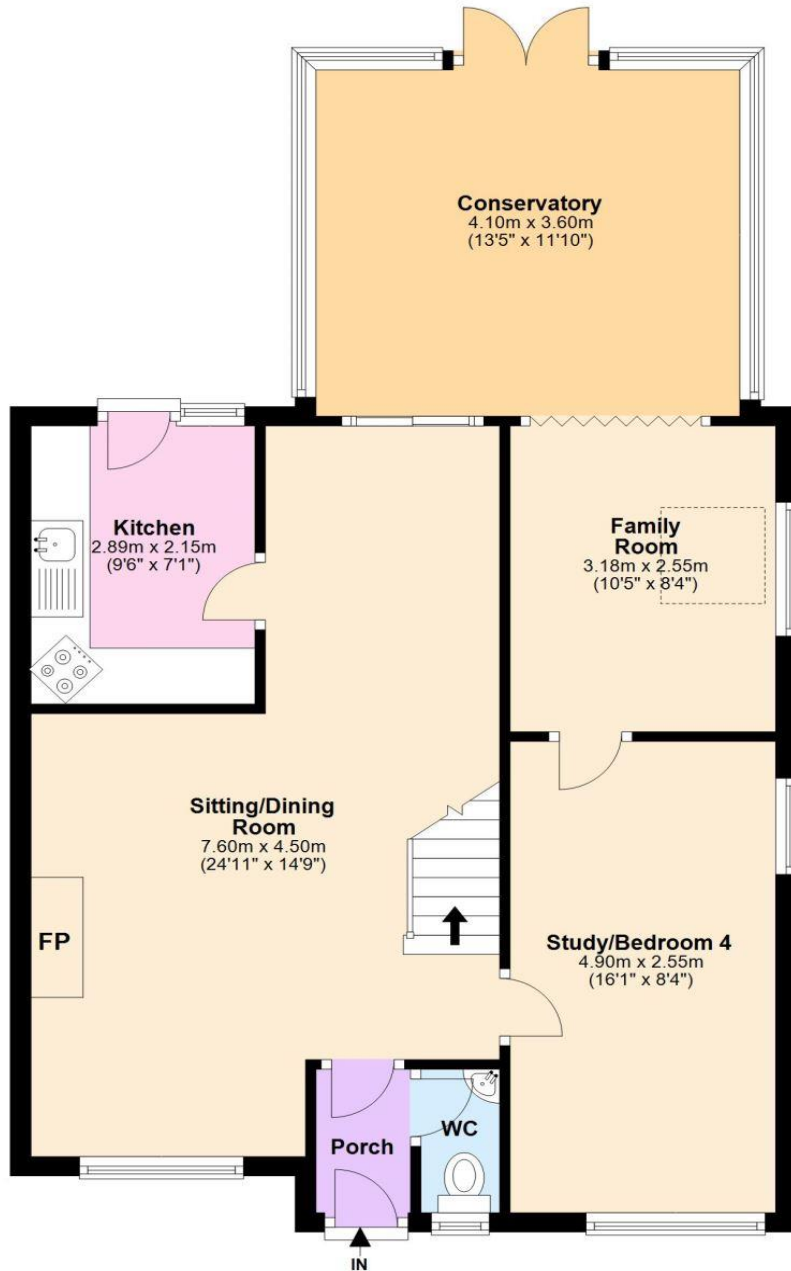
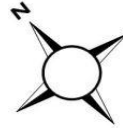
4-piece bathroom suite of bath, with hair-wash mixer over, wash-basin, WC and bidet.

### Garden and Parking

The rear garden feature a patio and wooden decking, with an easy-to-maintain grassed area. Wooden and smaller plastic garden store. Side path leads to gate, giving access to a driveway to the front of the property.

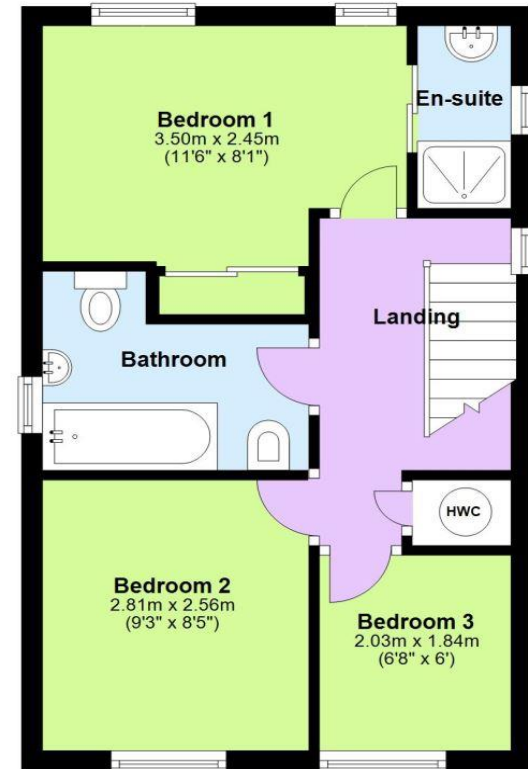
## Ground Floor

Approx. 72.0 sq. metres (775.4 sq. feet)



## First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 105.8 sq. metres (1138.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/96088095722664419930>



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[parkersletttings.com](http://parkersletttings.com)

#### 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 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.