



South Street

Hythe, Southampton

**2 Bedrooms
Conservatory**

**£1,125 pcm + security
deposit**





South Street, Hythe, Southampton, SO45 6EB

Description

- Terraced - Unfurnished
- Purpose-built Shower Room
- Council Tax Band C
- Gated Parking / Courtyard
- Gas Central Heating
- 2 Beds + 2 Receptions
- Energy Rating : C
- UPVC double-glazing
- PROPERTY REF: 2208

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 modern 2-bedroom terraced house with gated parking, located within a short walk of Hythe's many facilities. The property is double-glazed and centrally heated and additionally features a UPVC conservatory, providing further useful accommodation.

The rear courtyard offers gated parking or alternatively an enclosed, low-maintenance garden area.

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 (Hythe Area) £1,874.56 for year 2024 / 2025.

Locality: Hythe & Didben:

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 12 November 2024. 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.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2208.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.

Total : 7.4 miles (22mins)

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 1st exit onto Main Road. (2.0 miles)
13. Turn left onto Mousehole Lane. (0.1 miles)
14. Turn left onto South Street. (0.05 miles)
15. Bear right to stay on South Street. (0.1 miles)
16. Turn left. (0.02 miles)
17. Your destination is on the left. (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:

$(£800 \times 12 \text{ months}) = £9,600 \text{ per annum. } (£9,600 \times 2.5) = £24,000 \text{ per annum.}$ All applicants must have a clean credit record and be free of County Court Judgements (CCJs), bankruptcies 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 : 5.94' x 4.82' (1.81m x 1.47m)

With built-in understairs storage cupboard. Doot to Living Room. Open to:

Kitchen : 7.61' x 5.94' (2.32m x 1.81m)

With a good range of storage cupboards and work-surface area. Slot-in gas cooker to remain.

Living Room : 13.16' x 14.34' (4.01m x 4.37m)

Bright and spacious reception room, with stairs to the first floor accommodation. Double-glazed patio doors give access to:

Conservatory : 8.76' x 7.55' (2.67m x 2.30m)

UPVC double-glazed elevations and roofing. Double-glazed double doors open on to the Courtyard / Parking area.

Stairs / First Floor Landing

With doors to all rooms.

Bedroom 1 : 12.14' x 11.06' (3.70m x 3.37m)

Good-sized rear-facing double bedroom.

Bedroom 2 : 8.96' x 6.63' (2.73m x 2.02m)

Front-facing single bedroom.

Shower Room : 7.05' x 5.61' (2.15m x 1.71m)

Purpose-built shower room of double width cubicle, wash-basin and WC.

Outside

A brick-laid courtyard area, forming an enclosed parking area if preferred.

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.

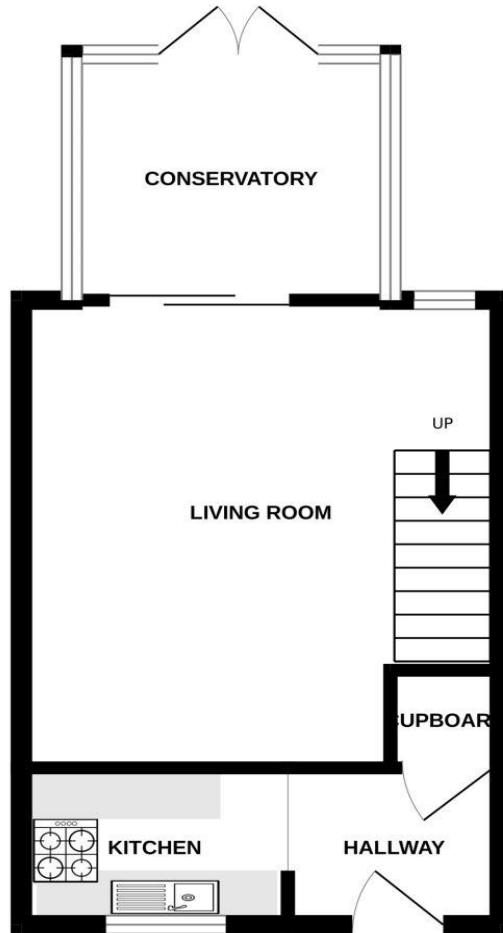
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

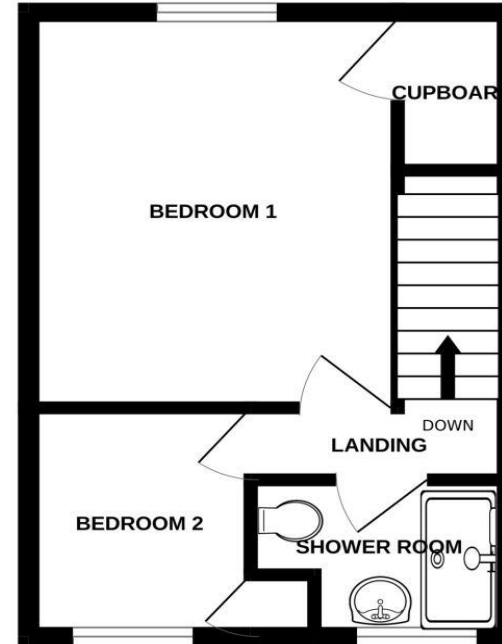
Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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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Certificate Number : 2121-6410-0236-4518-5117

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2121-6410-0236-4518-5117>



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