



Briarswood Rise

Dibden Purlieu, Southampton

**3 Bedrooms
Conservatory and utility**

**£1,525 pcm + security
deposit**

PARKERS





Briarswood Rise, Dibden Purlieu, Southampton, SO45 5SW

Description

- Detached family house
- Kitchen / diner with white goods
- Cloakroom
- Reduced, but useful garage space
- EPC Rating: D
- Living room and Conservatory
- Utility Room
- Driveway Parking
- Low maintenance garden
- Gas Central Heating

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 and Stylish Family Home

This stunning 3-bedroom modern house is available to let in the sought-after location of Dibden Purlieu.

Key features include:

- * Sun-Soaked Living: Relax in the large conservatory, perfect for year-round entertaining.
- * Practicality: Benefit from a convenient utility room for added convenience.
- * Low-Maintenance Garden: Spend less time gardening and more time enjoying your outdoor space.
- * Modern Comforts: Experience contemporary living with stylish fixtures and fittings, UPVC double glazing and gas central heating.

Don't miss out on this fantastic opportunity!

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 and Dibden Area) £2,230.73 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 from Hythe's historic pier.

Availability: Available 20 December 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 2241.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 7.5 miles (20mins)

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 1st exit onto Sizer Way. (0.1 miles)
14. Enter the roundabout and take the 1st exit onto Sizer Way. (0.3 miles)
15. Enter the roundabout and take the 2nd exit onto Sizer Way. (0.8 miles)
16. Turn right onto Oaklands Way. (0.1 miles)
17. Turn right onto Briarswood Rise. (0.05 miles)
18. 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.



Accommodation Comprises:

Entrance Hallway : 6.10' x 11.68' (1.86m x 3.56m)

A welcoming hallway, with stairs to the first floor landing and built-in storage cupboard. Access to the Kitchen / Diner and the Living Room.

Kitchen / Diner : 11.02' x 15.52' (3.36m x 4.73m)

Well fitted, with a good selection of eye and base-level storage cupboards and ample work-surface. Range-style cooker, dishwasher and under-counter refrigerator to remain. Open to:

Conservatory : 11.02' x 8.43' (3.36m x 2.57m)

With under-floor heating. UPVC construction and with double doors opening out on to the rear garden. Door to:

Utility Room : 8.86' x 9.51' (2.70m x 2.90m)

With sink and work-surface. Door to garage and:

Cloakroom : 5.91' x 3.02' (1.80m x 0.92m)

Modern refitted suite of WC and wash-basin.

Living Room : 11.58' x 15.52' (3.53m x 4.73m)

Comfortable and spacious reception room, with double-glazed doors opening out to the garden.

Stairs / First Floor Landing : 9.58' x 7.19' (2.92m x 2.19m)

Doors to all rooms.

Bedroom 1 : 9.45' x 12.66' (2.88m x 3.86m)

Comfortable front-facing main bedroom, with built-in double wardrobe.

Bedroom 2 : 12.01' x 11.09' (3.66m x 3.38m)

Attractive second bedroom, with dual aspect windows to the front and side.

Bedroom 3 : 8.04' x 7.19' (2.45m x 2.19m)

Good size, rear-facing single bedroom.

Shower Room : 6.30' x 6.86' (1.92m x 2.09m)

Modern rear-facing shower room comprising cubicle, with decent shower over, wash-basin and WC. Window to the rear provides a condensation-free environment.

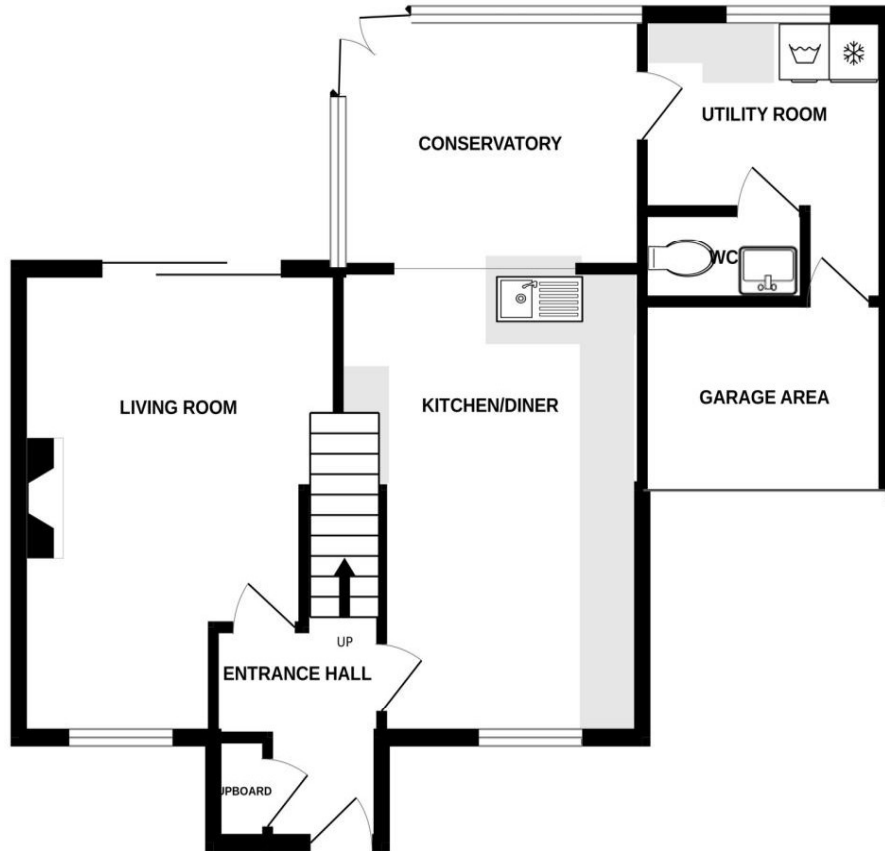
Garage : 8.86' x 6.23' (2.70m x 1.90m)

Reduced garage space of approximately 5.13 sq. meters. Wall shelving. Metal up-and-over door to the front of the property

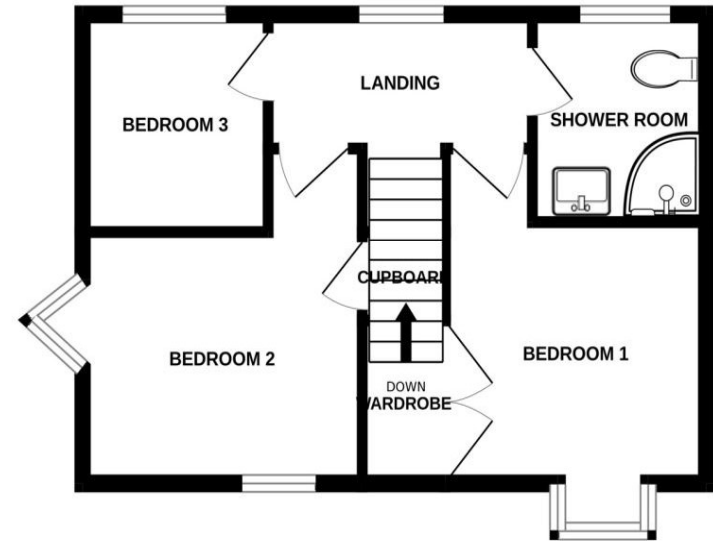
External

Brick-laid driveway to the front of the property, together with some decorative planting. Gate gives access to the rear garden, which comprises gravelled, patio and lawned areas, the majority of which offer a good degree of privacy.

GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.

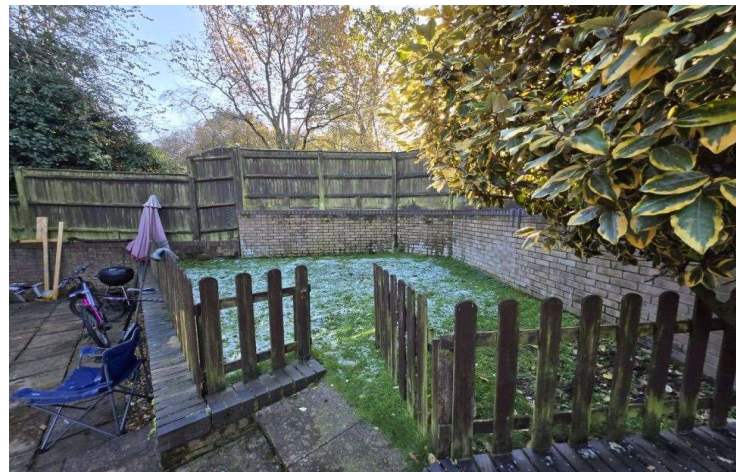


TOTAL FLOOR AREA : 954 sq.ft. (88.7 sq.m.) approx.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8535-7520-3059-4915-6902>



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.

Do I qualify?

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.

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).



1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG

telephone : 023 8086 8578

email : info@parkerslettings.com

parkerslettings.com