



**Courtier Close**

**1 Bedroom    £825 pcm + security deposit**

Dibden, Southampton Dibden





## 12 Courtier Close

### Description

- One bedroom house
- Gas Central Heating
- Lovely, private garden
- EPC Rating: D
- PROPERTY REF: 629
- Newly decorated and recarpeted
- Modern Bathroom with shower
- Allocated parking
- Available 07 Feb 2025

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!

Available to let is this well presented one bedroom house. The property benefits from new decoration and carpets, as well as a private garden and allocated parking.

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.

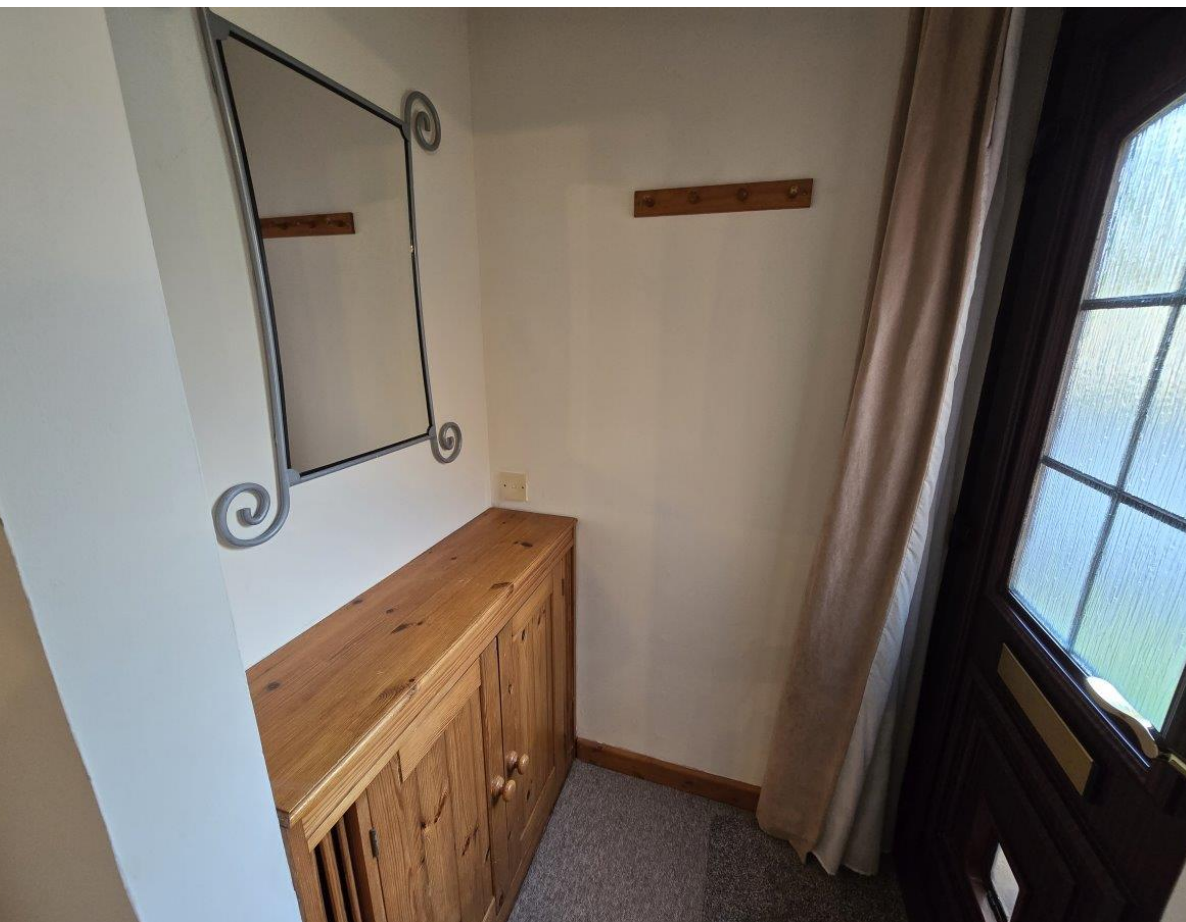
Pets: We regret that pets are not permitted.

Energy Performance Rating: 'C'.

Council Tax: Band 'A'. New Forest District Council (Totton & Eling Area) 1,495.03 for year 2024 / 2025.

Availability: Available 07 February 2025. 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 2259.



### **Accommodation Comprises:**

Lounge : 11.98' x 11.98' (3.65m x 3.65m)  
A spacious lounge with new decoration and carpets.

Kitchen : 11.98' x 5.51' (3.65m x 1.68m)  
Newly decorated kitchen with modern oven and hob.

Stairs / Landing

Bedroom : 11.32' x 8.66' (3.45m x 2.64m)  
A good size double bedroom with new decoration and carpets.

Bathroom : 6.40' x 5.81' (1.95m x 1.77m)  
A three-piece suite with shower over bath.

External  
Private garden area.

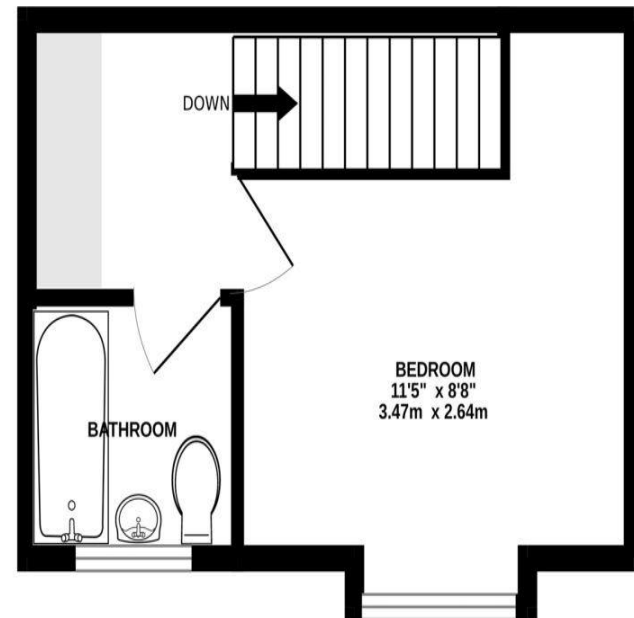
Parking  
One private allocated parking, plus visitors.



## GROUND FLOOR



## 1ST FLOOR



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 : 2571-1181-1259-5422-6215

Score	Energy rating	Current	Potential
92+	A		93
81-91	B		
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2571-1181-1259-5422-6215>

### Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £190) 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 £952)

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.

**PARKERS**

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