

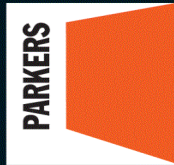


Tern Close

Hythe, Southampton

**Modernised 2-
bedroom bungalow**

**£1,400 pcm + security
deposit**





Tern Close, Hythe, Southampton, SO45 3GE

Description

- Detached bungalow
- Garage and garden
- Gas Central Heating
- Council Tax Band C
- Available 17 Sep 2024
- Modern accommodation
- Kitchen / breakfast room
- Energy Rating : C
- Accessibility: Step-Free Access
- PROPERTY REF: 2364

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

A modernised 2-bedroom detached bungalow featuring a large open plan fitted kitchen, a comfortable living area, good-size rear garden and garage.

The property has UPVC double-glazing and gas-fired central heating.

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) £1,982.87 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.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 324.

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 1st exit onto Main Road. (2.2 miles)
13. Turn left onto Deerleap way. (0.3 miles)
14. Turn left onto Furzey Avenue. (0.1 miles)
15. Bear right onto Fulmar Drive. (0.1 miles)
16. Turn right onto Curlew Drive. (0.09 miles)
17. Turn left onto Tern Close. (0.02 miles)
18. Turn left to stay on Tern Close. (0.00 miles)
19. 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:

$(£800 \times 12 \text{ months}) = £9,600 \text{ per annum. } (£9,600 \times 2.5) = £24,000 \text{ per annum.}$

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), 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:

Kitchen / Breakfast Room : 13.42' x 10.66' (4.09m x 3.25m)

Lovely spacious Kitchen / breakfast room, with plenty of storage cupboards and ample work surface space. Slot-in cooker to remain. Space for washing machine, dishwasher and fridge / freezer. Partially open to:

Lounge Area : 13.42' x 10.60' (4.09m x 3.23m)

Attractive dark-wooden flooring extending through the bungalow. Light and spacious reception area, open to the:

Dining Area : 8.43' x 7.55' (2.57m x 2.30m)

Inner Hallway

With storage cupboard. Doors to both bedrooms and the shower room.

Bedroom 1 : 11.42' x 10.66' (3.48m x 3.25m)

Comfortable dual-aspect double bedroom.

Bedroom 2 : 11.42' x 10.60' (3.48m x 3.23m)

Comfortable second bedroom, again of a good size, with the benefit of UPVC double-doors opening on to the rear garden. Would also make a perfect further reception room or home office.

Shower Room

Modern suite of double cubicle, WC and wash-basin.

Garden

A lawned area is located to the front of the property. A side path gives access to the Front Door (leading into the Kitchen) and on to an enclosed rear garden of patio and lawn. There is a mature apple tree and access to the:

Garage

Single detached garage, with parking for one car directly in front of.

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.

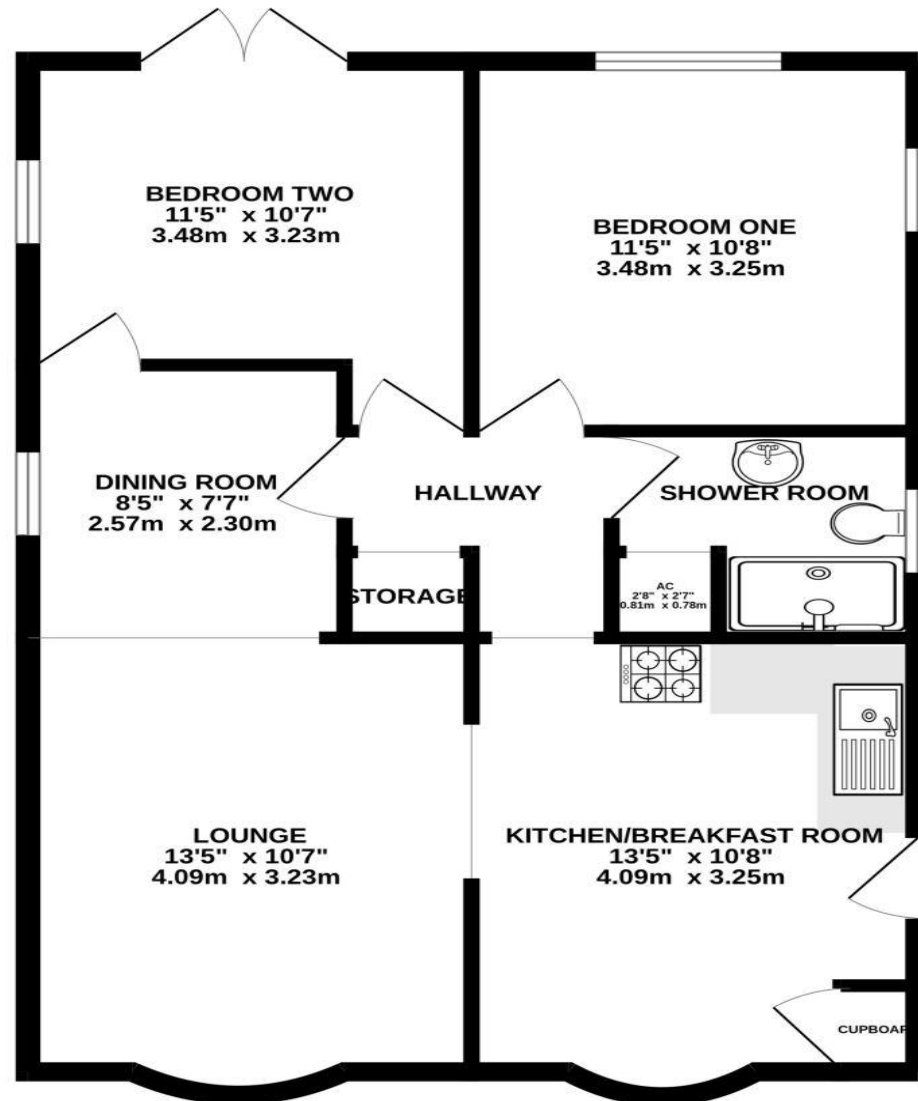
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

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.

ALL GROUND FLOOR
ACCOMMODATION
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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 : 4437-2329-3200-0871-3296

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 |
| 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/4437-2329-3200-0871-3296>



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