



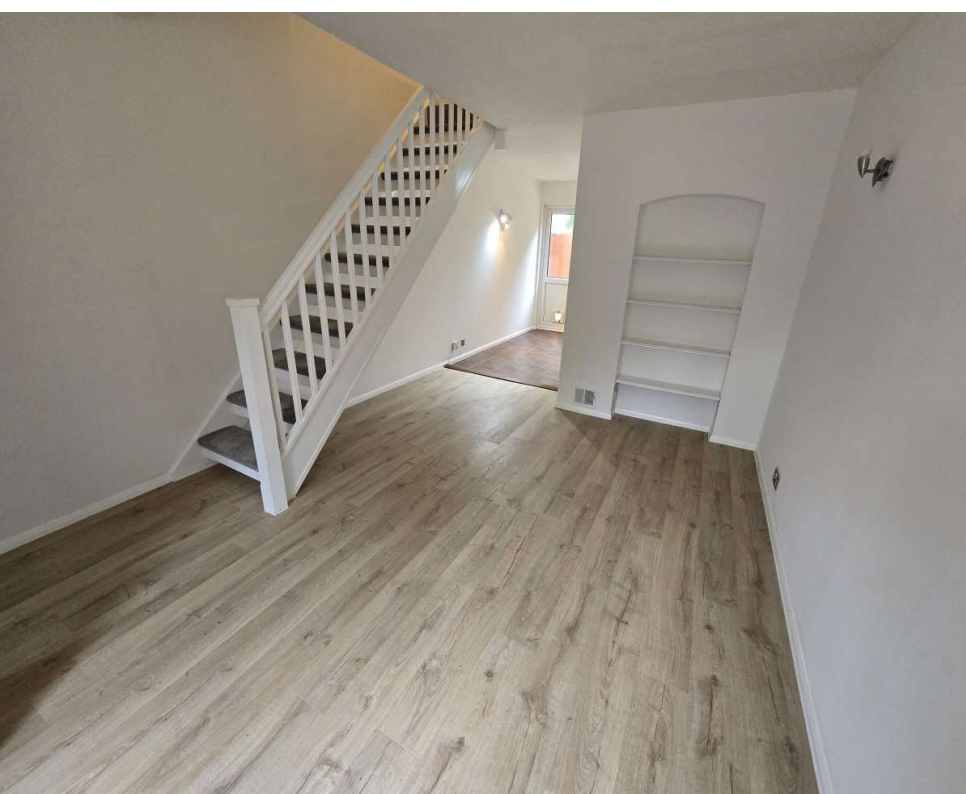
Dales Way

**Stylish 2-bedroom
house**

**£1,200 pcm + security
deposit**

Totton, Southampton





26 Dales Way, Totton, Hampshire, SO40 8FQ

Description

- Terraced - Unfurnished
- Shower
- Council Tax Band B
- Allocated Parking
- Washing Machine
- Gas Central Heating
- 2 Bedrooms
- Energy Rating : D
- No special accessibility
- Garden
- Dish Washer

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

This stylish 2-bedroom terraced house offers the perfect blend of modern comfort and convenience. Recently renovated and redecorated, it's move-in ready and waiting for its new tenants. Key Features: Two spacious bedrooms, Modern kitchen with appliances, Stylish bathroom, Central warm-air heating, Double and Private rear garden.

Located in a desirable neighbourhood, this property offers easy access to local amenities, schools, and transportation links. Don't miss out on this fantastic opportunity! Schedule a viewing today.

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.

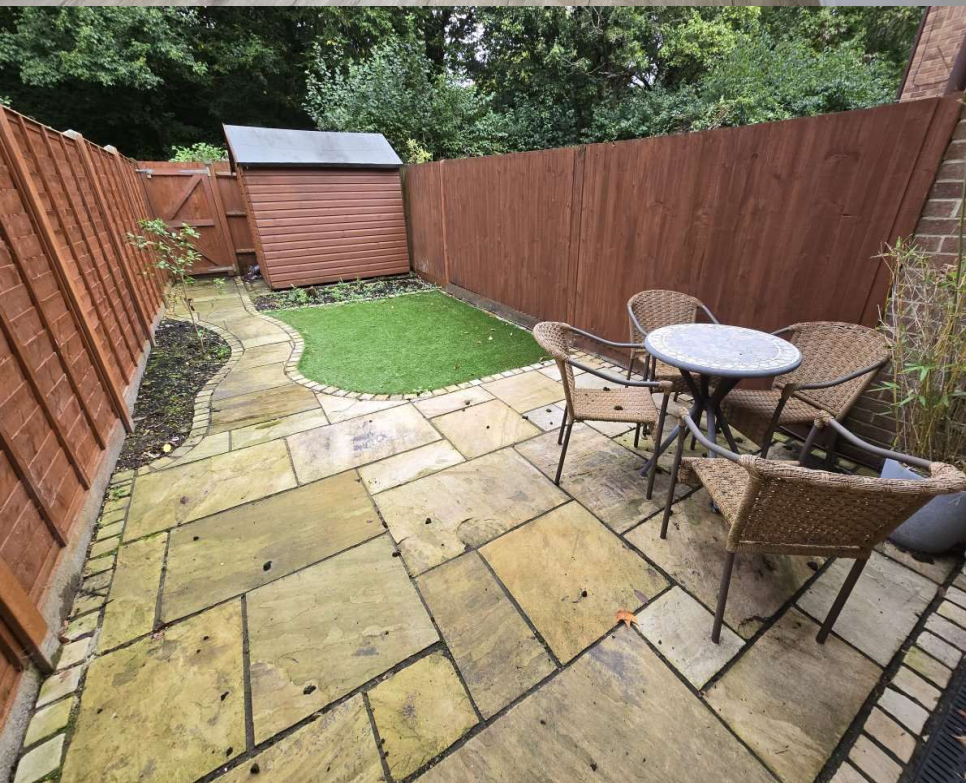
Energy Performance Rating: 'D'.

Council Tax: Band 'B'. New Forest District Council (Totton & Eling Area) £1,744.21 for year 2024 / 2025.

Locality: Totto:

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

Availability: Available 01 October 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 2369**.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 1.9 miles (8mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Turn right onto Water Lane. (0.8 miles)
4. Turn right onto Calmore Road. (0.3 miles)
5. Turn left onto Michigan Way. (0.08 miles)
6. Turn left onto Stonechat Drive. (0.2 miles)
7. Turn left onto Dales Way. (0.02 miles)
8. Turn left to stay on Dales Way. (0.01 miles)
9. Turn right. (0.01 miles)
10. You have arrived at your destination. (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:

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

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:

Porchway

With useful bin-store cupboard. Front door leads to:

Lounge : 11.61' x 17.42' (3.54m x 5.31m)

Light, bright and spacious reception room, newly decorated and with easy-to-keep wood laminate flooring. Useful coat-hanging space with shelf above. Attractive built-in shelving. Open to:

Kitchen / Breakfast Room : 11.61' x 9.97' (3.54m x 3.04m)

With space for a breakfast table and with plenty of storage and work-surface, this kitchen is very much the hub of the home. Integral oven, hob and extractor. Fridge / freezer, washing machine and dishwasher to remain. Door to the rear garden.

Stairs / First Floor Landing

With access to both Bedrooms and the Bathroom.

Bedroom 1 : 11.61' x 9.45' (3.54m x 2.88m)

Comfortable double-bedroom with built-in wardrobe.

Bedroom 2 : 11.61' x 7.81' (3.54m x 2.38m)

Good-size second bedroom, again with built-in wardrobe.

Bathroom : 5.48' x 6.73' (1.67m x 2.05m)

A modern white-coloured suite of bath, with decent shower over, wash-basin and WC. Built-in airing cupboard.

Garden

Attractive, enclosed garden of patio area and shaped artificial turf. Shed of timber construction to remain.

Parking

Allocated parking for one car.

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.

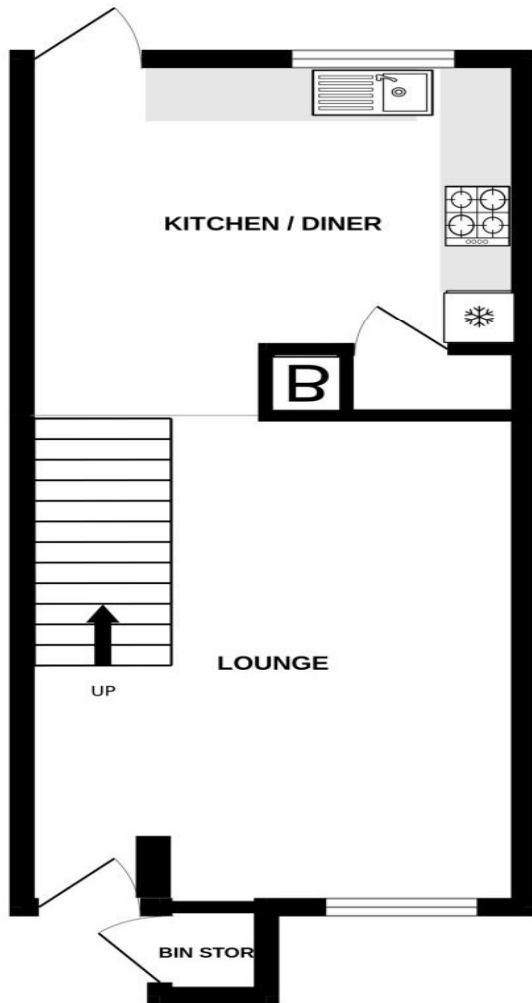
Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

Early release of tenancy: £780 including VAT.

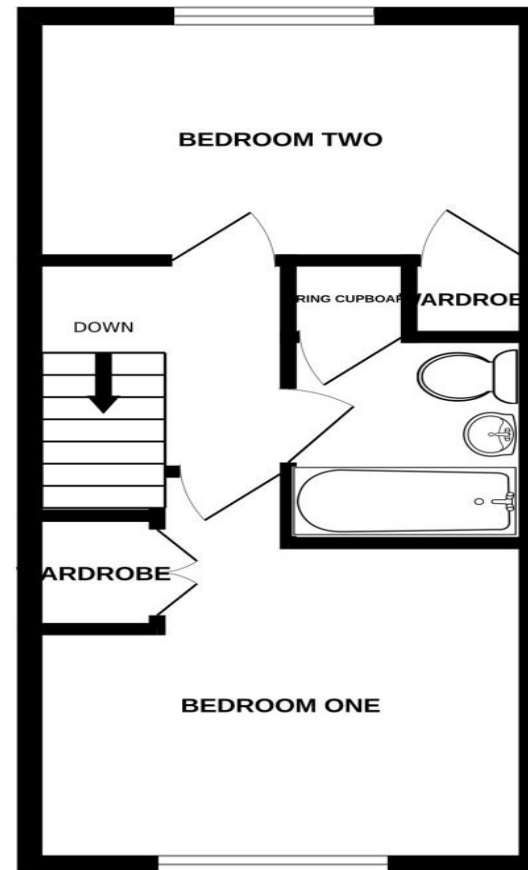


Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect

GROUND FLOOR



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 : 0350-2821-4370-2794-4525

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0350-2821-4370-2794-4525>



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