



Nightingale Drive

West Totton, Hampshire, SO40 8UL

**2 Bedrooms,
Conservatory**

**£1,195 pcm + security
deposit**



Nightingale Drive, West Totton, Hampshire, SO40 8UL

Description

- 2 Bedrooms
- Gas Central Heating
- EPC Rating: C
- Allocated Parking
- PROPERTY REF: 2381
- Modern Kitchen and Bathroom
- UPVC double-glazing
- Available 25 Feb 2025
- Garden with rear access

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

This stunning 2-bedroom house is available to let in West Totton and offers a modern and stylish living space.

The property boasts a range of features, including a spacious and bright heated conservatory, perfect for relaxing or entertaining guests, a modern kitchen and bathroom, two good-size bedrooms, the main with built-in wardrobes, an enclosed rear garden and allocated off-street parking.

The property is located in a quiet residential Close in West Totton, within easy reach of local amenities, including shops, schools, and parks. It is also well-placed for commuting to Southampton and the surrounding 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 (Totton & Eling Area) £1,993.38 for year 2024 / 2025.

Locality: Totton

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 25 February 2025. Please note that an initial term of 12 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 2381**.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 1.7 miles (7mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.3 miles)
3. Turn left onto Hammonds Lane. (0.2 miles)
4. Turn right onto Water Lane. (0.4 miles)
5. Turn right onto Calmore Road. (0.3 miles)
6. Turn left onto Michigan Way. (0.08 miles)
7. Turn left onto Stonechat Drive. (0.09 miles)
8. Turn left onto Nightingale Drive. (0.06 miles)
9. 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:

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

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

Entrance

With stairs to the first floor landing. Wood laminate flooring. Door to:

Living Room : 14.34' x 9.97' (4.37m x 3.04m)

Welcoming Living Room with attractive walk-in bay window and wooden flooring. Partially open to the Kitchen, allowing for additional natural light. Large understairs storage cupboard with light.

Kitchen : 13.02' x 5.87' (3.97m x 1.79m)

Modern fitted kitchen, with a good range of storage and work surface space. Integral electric oven, gas hob and extractor hood. Space for washing machine and fridge / freezer. Door to:

Conservatory : 13.02' x 8.30' (3.97m x 2.53m)

Centrally heated, with double doors opening to the rear garden.

Stairs / First Floor Landing

Built-in airing cupboard, Access to the loft space, Doors to all rooms.

Bedroom 1 : 12.99' x 9.61' (3.96m x 2.93m)

Comfortable front-facing bedroom with a good range of built-in wardrobes plus a further storage recess.

Bedroom 2 : 10.83' x 6.50' (3.30m x 1.98m)

Good size second bedroom, overlooking the rear garden.

Bathroom : 6.43' x 5.54' (1.96m x 1.69m)

Modern white suite comprising panelled bath with decent shower over, wash basin and WC.

External

Open plan garden area to the front. Built-in bin-storage cupboard under storm canopy. Allocated parking for 1 car plus shared parking and ample on-road.

The rear garden comprises a patio area to the fore, with a path leading adjacent to a lawned area, to a access gate to the rear.

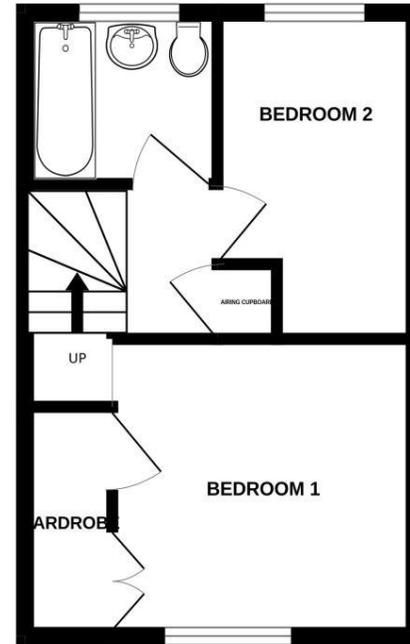
Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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 : 2110-9155-4020-3000-3625

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2110-9155-4020-3000-3625>



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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.