



**Hounslow Avenue**

Hounslow, Totton, Hampshire

**3 Bedrooms,  
Conservatory**

**£1,495 pcm + security  
deposit**







## 12 Hounsdown Avenue, Totton, Hampshire, SO40 9EX

### Description

- Spacious family semi
- Modern Kitchen and Bathroom
- Cloakroom
- Council Tax Band C
- Garden
- PROPERTY REF: 2385
- Great local amenities
- Conservatory
- Energy Rating : D
- Driveway Parking
- Available now

**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**

Welcome to this spacious semi-detached family home situated in the desirable Hounsdown Avenue of Totton. Boasting three well-appointed bedrooms, two reception rooms plus a conservatory this property offers ample space for both living and entertaining.

Inside, you will find a modern Kitchen and Bathroom, providing convenience for the household. The home benefits from gas central heating, ensuring warmth and comfort throughout the seasons.

Externally, the property features a driveway providing off-road parking, as well as a private garden—perfect for outdoor activities and relaxation.

**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) £2,094.77 for year 2025 / 2026.

**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.

**For further information or to view:** Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2385.

**Directions:** Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.Total : 1.7 miles (8mins)

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. (0.3 miles)
5. Turn left onto High Street/B3076. (0.01 miles)
6. Turn right onto Eling Lane. (0.1 miles)
7. Turn right onto Rose Road. (0.1 miles)
8. Turn right onto Bartram Road. (0.04 miles)
9. Turn left onto Totton Bypass/A35. (0.2 miles)
10. Enter Rushington Roundabout and take the 2nd exit onto Spicers Hill/A35. (0.2 miles)
11. Keep left to take Spicers Hill. (0.08 miles)
12. Turn left onto Hounsdown Avenue. (0.06 miles)
13. Your destination is on the right. (0.00 miles)

**Hours of business:** We're open for business Monday - Friday 9.00am - 4.30pm.

**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 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.



## Accommodation Comprises:

### Hallway : 5.81' x 16.14' (1.77m x 4.92m)

Spacious and welcoming hallway, with an extensive range of bespoke understairs storage cupboards. Attractive wood block flooring.

### Living Room : 11.15' x 12.50' (3.40m x 3.81m)

Bay-fronted reception with feature fireplace and attractive wood block flooring.

### Dining Room : 10.70' x 12.60' (3.26m x 3.84m)

Family dining room, again with attractive wood block flooring and double- glazed double doors opening to the:

### Kitchen : 5.81' x 8.96' (1.77m x 2.73m)

With a good range of storage units and wood-veneer work-surface. Integral induction hob and electric oven to remain. Space for a fridge / freezer. (note: washing machine is plumbed in the Utility Cupboard, accessed from the Conservatory.

### Conservatory : 5.61' x 13.19' (1.71m x 4.02m)

Of UPVC constructions with brick base. Built-in utility cupboard (for washing machine), and door to:

### Cloakroom

Refitted white suite of WC and wash-basin.

### Stairs / Landing

### Bedroom 1 : 11.12' x 12.50' (3.39m x 3.81m)

Comfortable master bedroom with walk-in bay window.

### Bedroom 2 : 10.20' x 12.63' (3.11m x 3.85m)

Good size second bedroom, overlooking the rear garden.

### Bedroom 3 : 8.99' x 6.50' (2.74m x 1.98m)

Very useable third bedroom, rear facing aspect.

### Bathroom : 5.35' x 6.46' (1.63m x 1.97m)

Modern, refitted bathroom suite of bath, with shower over, wash basin and WC.

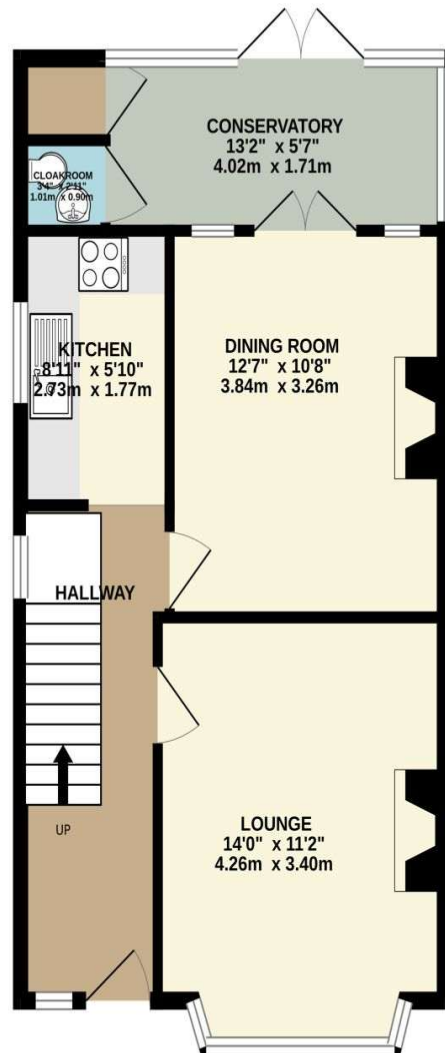
### Garden

The front garden comprises a concrete driveway and lawned area. Double wooden gates lead to the rear garden, laid mainly to lawn with a patio area to the fore.

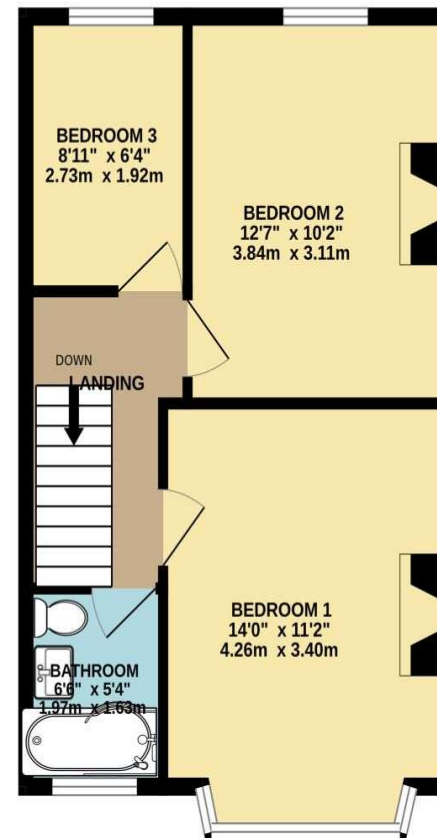




GROUND FLOOR



1ST FLOOR



Certificate Number : 0370-2344-9440-2625-4905

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81        |
| 69-80 | C             |         |           |
| 55-68 | D             | 67      |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0370-2344-9440-2625-4905>



**Our Fees**

**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: 3 x weeks rent plus VAT, and subject to a minimum of £650 plus VAT (£780 including VAT).

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

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.



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