



Harold Close

Totton, Hampshire

**Immaculate
2-bedroom house**

**£1,295 pcm + security
deposit**

PARKERS





Harold Close, Totton, Hampshire, SO40 8UB

Description

- Professional couple or singles only
- 2 double bedrooms
- Gas Central Heating
- Enclosed, sunny rear garden
- EPC Rating: C
- PROPERTY REF: 2423
- Beautifully updated terrace house
- Modern kitchen and bathroom
- UPVC double-glazing
- 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!

A fully modernised 2 double bedroom terraced house, with an attractive, enclosed rear garden and generous parking for one car. The property features a modern Kitchen and Bathroom, a stylish glass and wooden staircase, full gas central heating and UPVC double-glazing throughout.

Available for a professional single or couple (no children please), and for immediate occupancy.

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 'B'. New Forest District Council (Totton & Eling Area) £1,832.93 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 2423.

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.

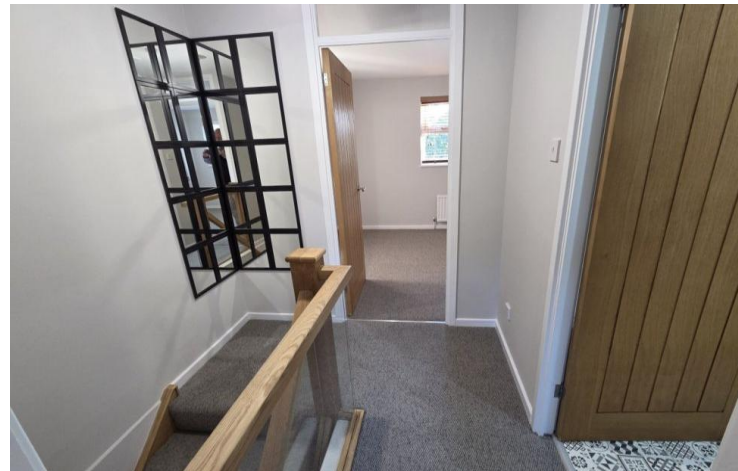
We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments (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:

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

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

Welcoming Hallway with feature glass / oak staircase to the first floor landing. Cupboard housing gas-fired boiler. Open to Living room and:

Kitchen : 5.84' x 11.55' (1.78m x 3.52m)

Modern re-fitted kitchen, with an extensive range of eye and base level storage cupboards, with ample work-surface and composite splashback. New integrated oven, hob and extractor. Space for washing machine, under- counter fridge and freezer.

Living Room : 13.12' x 11.84' (4m x 3.61m)

Spacious, light and airy reception room, with modern wood-laminate flooring and double-glazed double doors opening out to the rear garden.

Stairs / Landing

Decorative wall mirrors, Doors to both bedrooms and the bathroom.

Bedroom 1 : 11.84' x 8.92' (3.61m x 2.72m)

Light and spacious bedroom. Newly fitted carpet and neutral decorative tones.

Bedroom 2 : 9.2' x 11.10' (2.80m x 3.61.) Max. measurements

Comfortable second bedroom., with built-in storage cupboard. Newly fitted carpet and neutral decorative tones.

Bathroom : 6.17' x 5.68' (1.88m x 1.73m)

Modern fitted suite comprising panelled shower-bath, with mixer over, wash- basin and WC.

Garden

Enclosed rear garden, comprising decking area, lawn with stepping-stone path leading to a rear patio area. Small composite storage shed to remain.

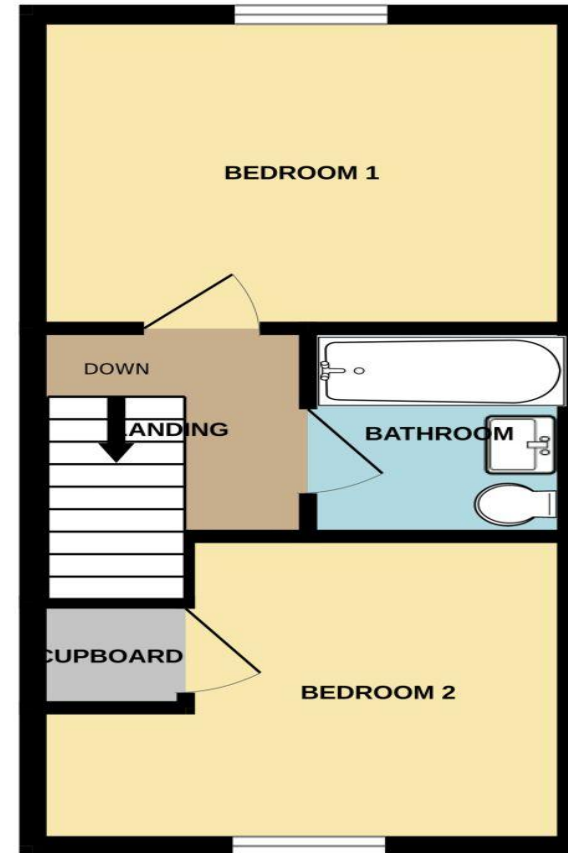
Parking

Driveway to the immediate front of the property for one car.

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 592sq.ft. (55.0 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 : 0336-2894-7017-9225-0955

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0336-2894-7017-9225-0955>



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Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £298.85) 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 £1494.23)

The following fees may also be charged during your tenancy:

- Lost/replacement keys/security fobs
- Rent arrears fees/charges
- Change of tenancy
- Early termination fee

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.