



TO LET

Myrtle Avenue, Totton  
£985 pcm + security deposit

A modern 2-bedroom semi in a cul-de-sac location. Extended living accommodation, garage, driveway and good-size garden.

- 2 Bedrooms
- Extended accommodation
- Garage and driveway
- Modern kitchen & bathroom
- Available Now
- Gas Central Heating
- UPVC double glazing
- Cul-de-sac location
- EPC Rating: C
- Property ref: 322



**£985 pcm +  
 security deposit**

Myrtle Avenue,  
 Totton,  
 Hampshire  
 SO40 8UX

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

An extended 2-bedroom semi-detached house with garage and driveway, providing modern, open-plan accommodation. The property has full gas central heating and UPVC double-glazed windows, plus a good-size, fully-enclosed garden.

The property occupies a pleasant cul-de-sac location, within a short walk of West Totton Shopping Centre.

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.

#### >> Key Features

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- Extended accommodation
- Garage and driveway
- Modern kitchen & bathroom
- Gas Central Heating
- UPVC double glazing
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Pets: We regret that pets are not permitted.

Energy Performance Rating: 'C'.

Council Tax: Band 'C'. New Forest District Council. £1,747.40 for year 2021 / 2022.

Availability: Available immediately. 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. Our staff are unable to 'keep' or 'hold' a property before this legally-required process has been completed.

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 in Salisbury Road Arcade, Totton, SO40 3SG. Total : 1.6 miles (6mins)

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 2nd exit onto Ringwood Road/A336. (0.7 miles)
5. Turn left onto Graddidge Way. (0.2 miles)
6. Turn right onto Myrtle Avenue. (0.1 miles)
7. Turn left. (0.01 miles)
8. You have arrived at your destination. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 6.30pm, Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only.



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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



## £985 pcm + security deposit

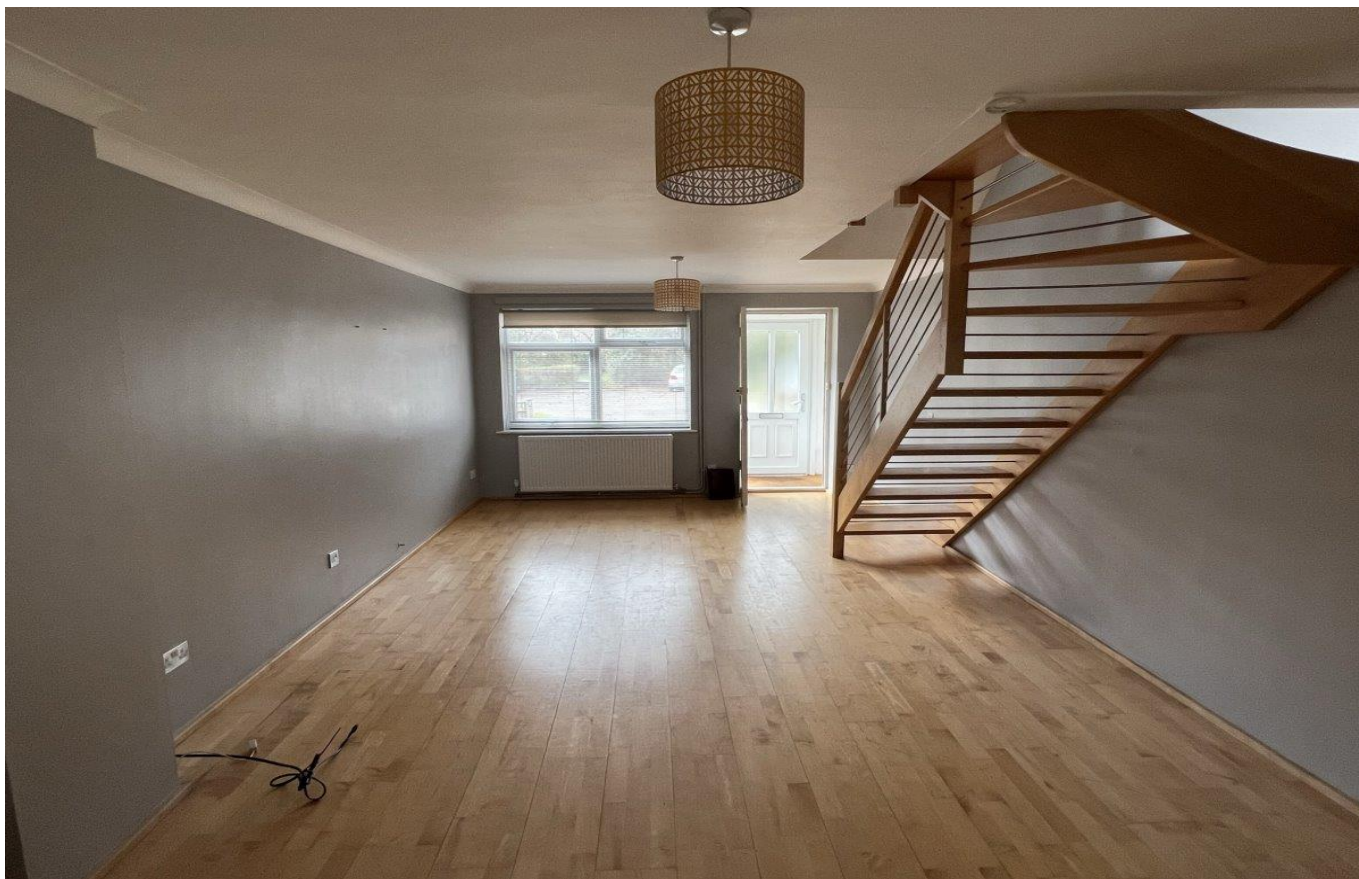
made by The Child Maintenance Service only. Private arrangements of child maintenance payments are not accepted).

For example, if a rent of £800 is agreed, then a minimum household income of £24,000 is required:

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



**Entrance Porch**

4.8x 3.2ft ( 1.4m x 0.9m)

With wall-mounted coat hook. Door to:

**Living/Dining Room**

22.3x 12.0ft ( 6.8m x 3.6m)

Spacious reception room, with real wood flooring. Attractive wooden staircase and bannister leads to the first floor. Breakfast bar partially separates from the:

**Kitchen**

7.9x 10.5ft ( 2.4m x 3.2m)

Modern fitted kitchen, with a range of eye and base-level storage cupboards and a laminated work-surface. Slot-in electric cooker, extractor hood and fridge / freezer to remain. Double doors open out on to the garden.

**Stairs / First Floor Landing**

With doors to all rooms.





#### Bedroom 1

12.0x 9.7ft ( 3.6m x 2.9m)

Comfortable front-facing bedroom, with built-in wardrobes and separate airing cupboard.

#### Bedroom 2

7.2x 12.0ft ( 2.2m x 3.6m)

Max measurement. Good-size rear bedroom, overlooking the garden.

#### Bathroom

5.8x 5.4ft ( 1.7m x 1.6m)

Modern white 3-piece bathroom suite of 'P'-shaped shower bath, with shower over, wash basin and WC.

#### Garden

Fully enclosed and of a good size and comprising a large wooden decking area, with and artificial lawned area and slate bed area beyond, with shrub borders to the side and rear. Pedestrian door to the garage, and access to an external store. Garden light and water tap.

#### Garage

Single garage, with metal up-and-over door, power and light laid on. Plumbing for washing machine. Driveway in front with parking for one car.



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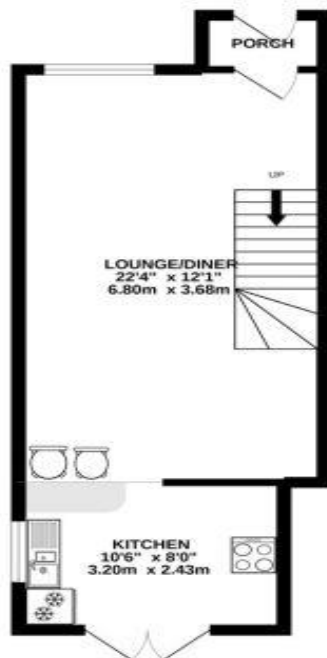


Certificate Number : 2628-0063-6257-5351-8960

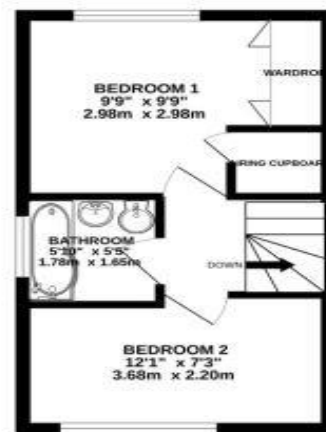
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C	80	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2628-0063-6257-5351-8960>

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



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.  
We have every attempt to have made it correct. The accuracy of the floorplan is not guaranteed. Measurements are approximate. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The accuracy of the floorplan is not guaranteed. We will not be liable for any errors or omissions.

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.