



**Coriander Drive**

**1 Bedroom house**

**£202,500 Freehold**

Totton, Hampshire, SO40 8FS





## 11 Coriander Drive, Totton, Hampshire, SO40 8FS

### Description

- Lovely 1 bedroom house
- Gas central heating
- Modern bathroom
- Very good order
- Council Tax Band B
- PROPERTY REF: 325
- UPVC double glazing
- Modern kitchen
- Private front garden
- 2 x allocated parking spaces
- Energy Rating : C

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Landlord Sales for expert advice and assistance.

With allocated private parking and within a short, level stroll of West Totton Shopping Centre, this one-bedroom house offers comfortable accommodation for the professional tenant.

Key features include a good-size modern fitted kitchen with new oven and hob, a white bathroom suite complete with electric shower.

**Agents notes:** The property is currently rented and being sold vacant with 2 x months' notice. For investor buyers, information regarding the tenancy is available on application.

**Tenure:** Freehold.

**EPC rating:** 'C'.

**Council Tax:** Band 'B'. New Forest District Council (Totton & Eling Area) £1,744.21 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.

**Directions:** Starting from our offices in Totton, SO40 3SG. Total : 1.9 miles (7mins)

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. (0.8 miles)
5. Enter the roundabout and take the 2nd exit onto A336. (0.3 miles)
6. Enter the roundabout and take the 3rd exit onto Crabbs Way. (0.1 miles)
7. Turn right onto Strides Way. (0.1 miles)
8. Bear right onto Coriander Drive. (0.04 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.

### **When is stamp duty paid?**

When buying a property over a certain price, stamp duty is payable to the HMRC 14 days from the date of completion or you may risk a fine. Your solicitor or legal adviser should take care of this for you and ensure you don't miss the deadline. Some buyers prefer to add on the stamp duty tax amount to their mortgage loan. Please speak to your mortgage provider.

Stamp Duty Land Tax (SDLT) is a progressive tax paid when purchasing a freehold, leasehold or shared ownership residential property over £250,000 in England and Northern Ireland (separate taxes apply in Wales and Scotland).

Different SDLT rates and thresholds apply to non-residential property or mixed-use land. The rates, which are payable only on the PORTION of a property price that falls within each band, were updated in the mini-Budget on 23 September 2022 and are set out below.

### **How much stamp duty will I have to pay when buying a residential property?**

#### **PURCHASE PRICE RATE ON MAIN RESIDENCE RATE FOR ADDITIONAL PROPERTIES**

Up to £250,000 0% 3%  
(£425,000 for first-time buyers)  
£250,001 - £925,000 5% 8%  
£925,001 - £1,500,000 10% 13%  
£1,500,001 + 12% 15%

**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.



## Accommodation Comprises:

### Porchway

Open porchway with utility cupboard. UPVC double glazed door leads to:

### Living/Dining Room : 12.40' x 10.99' (3.78m x 3.35m)

Pretty, bay-fronted room. Radiator. Sky cable, Virgin media point, Stairs to first floor.

### Kitchen : 9.25' x 7.35' (2.82m x 2.24m)

Window to both the front and the side. Modern fitted kitchen with electric oven and gas hob. Recess and plumbing for washing machine. Further recess space. Understairs storage recess provides plenty of space for a fridge / freezer and other storage.

### Stairwell / Landing

Bright and airy landing with window to the side.

### Bedroom : 12.5' x 10.9' (3.80 x 3.30)

Double bedroom with 2 x built-in double wardrobes and built-in boiler cupboard. Loft access (part boarded). Attractive feature wall.

### Bathroom

Modern white coloured suite with decent electric shower over the bath.

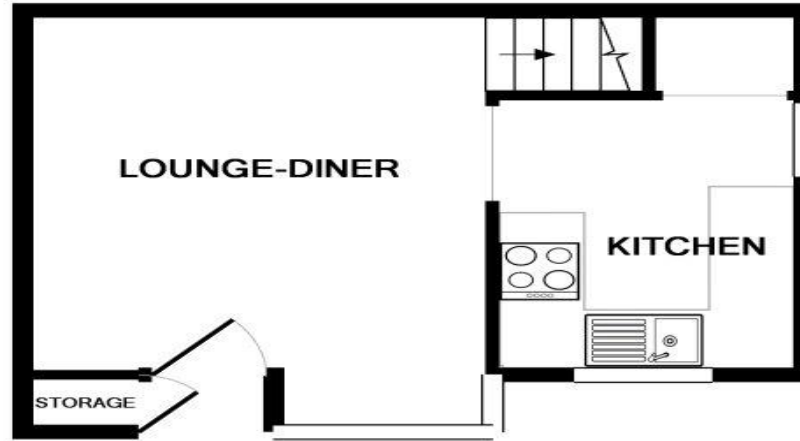
### External

Pleasant lawned garden to the front of the property with timber shed and plastic bin store. Flower and shrub beds. Private allocated off-road parking spaces for 2 cars.

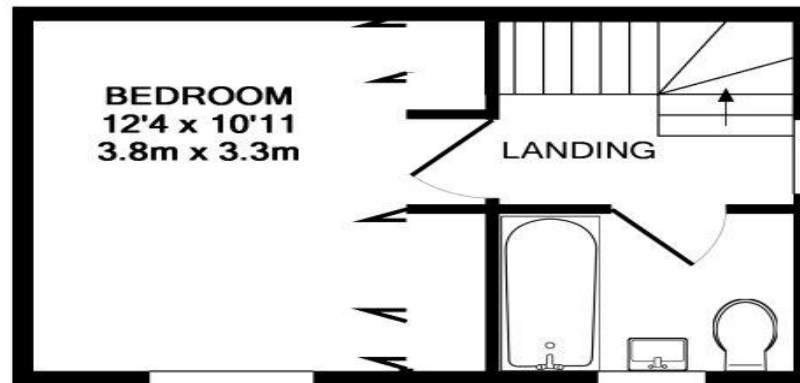


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			93
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			95
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**PARKERS**

1, Salisbury Road Arcade, Totton  
SOUTHAMPTON, SO40 3SG

**telephone : 023 8086 8578**

**email : [info@parkersletttings.com](mailto:info@parkersletttings.com)**

**[parkersletttings.com](http://parkersletttings.com)**

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