



Hymans Way

2 Bedrooms £800 pcm + security deposit

Totton, Hampshire, SO40 3DL



2 Hymans Way

Description

- Beautifully presented
- Modern bathroom with shower
- UPVC double glazing
- Parking
- EPC C
- PROPERTY REFERENCE: 391
- 2 bedrooms
- Large lounge
- Gas Central Heating
- Preferred 1st Floor position
- Available 06 January 2023

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

A beautifully-presented and spacious 2-bedroom first floor flat, located in this little-known road, within a gentle stroll of Totton's town centre. The property has a lovely bathroom, spacious kitchen and lounge / diner, UPVC double-glazing and a modern gas central heating system.

This offer of a comfortable and fastidiously-maintained home is sure to attract much interest, and an early viewing is highly recommended.

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'.

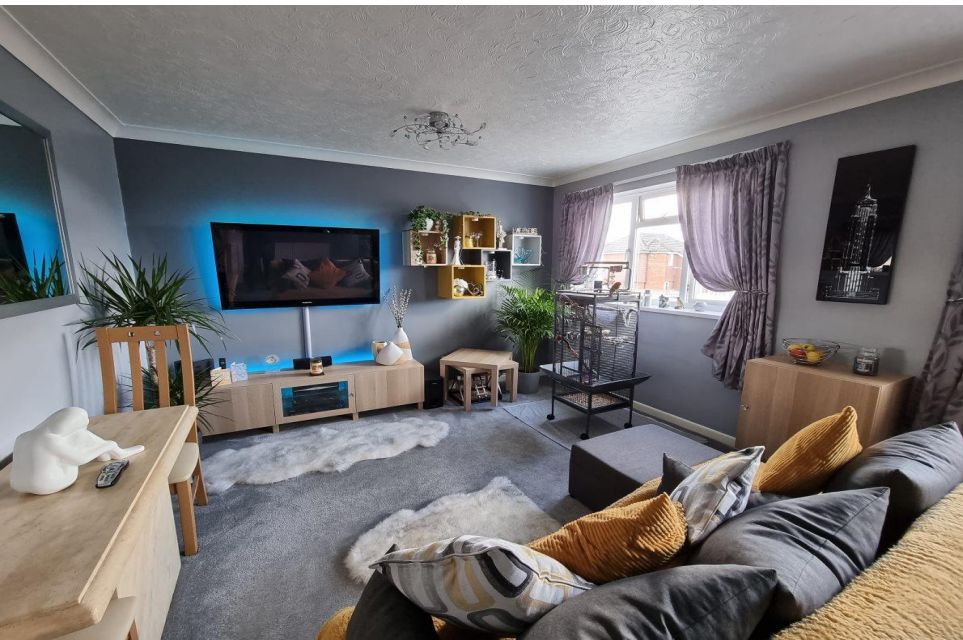
Council Tax: Band 'A'. New Forest District Council (Totton & Eling Area) £1,354.63 for year 2022 / 2023.

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 06 January 2023. 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 391.



Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 0.5 miles (3mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Turn right onto Water Lane. (0.2 miles)
4. Turn left onto Hymans Way. (0.05 miles)
5. Turn left to stay on Hymans Way. (0.00 miles)
6. Your destination is on the right. (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. 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.

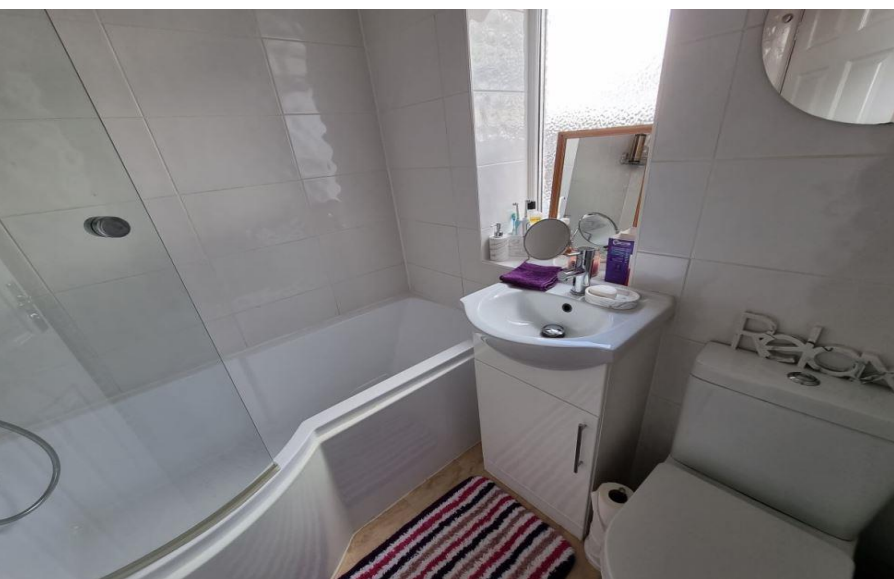
We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments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

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

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 / Stairwell / Landing

Private front door leads to hallway, with stairs up to the first floor landing.

Bedroom 1 : 8.56' x 10.89' (2.61m x 3.32m)

Large front-facing double bedroom with attractive bay window. Fitted furniture comprise large wardrobe and chest of drawers

Bedroom 2 : 9.02' x 11.02' (2.75m x 3.36m)

Very good size second bedroom, with window to the side. Built-in cupboard housing recently fitted gas-fired boiler.

Bathroom : 5.91' x 10.07' (1.80m x 3.07m)

Modern fitted white-coloured suite comprising panelled shower bath, WC and wash basin. The shower over the bath is served by a new combi-boiler, providing an endless supply of hot water on demand.

Kitchen : 6.79' x 7.48' (2.07m x 2.28m)

Light and airy kitchen with plenty of storage and work surface space. Good quality gas cooker to remain. Space for washing machine and fridge / freezer.

Living/Dining Room : 15.81' x 12.53' (4.82m x 3.82m)

Very large reception room, recently decorated and re-carpeted. Two rear-facing windows make it a bright and airy room in which to relax.

Parking

Off-road parking for one car is provided immediately opposite the front door, along the brick wall. Please note that the parking is communal, however, it is long given that the space described is to be used by the occupant of this flat. Further on-road parking available nearby.

Tenant Fees and Statutory Information

Tenants (Housing Act tenancies)

Permitted default payments:

Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

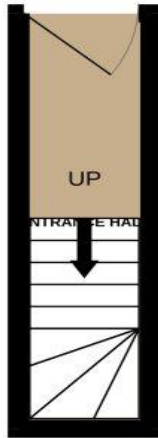
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

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.

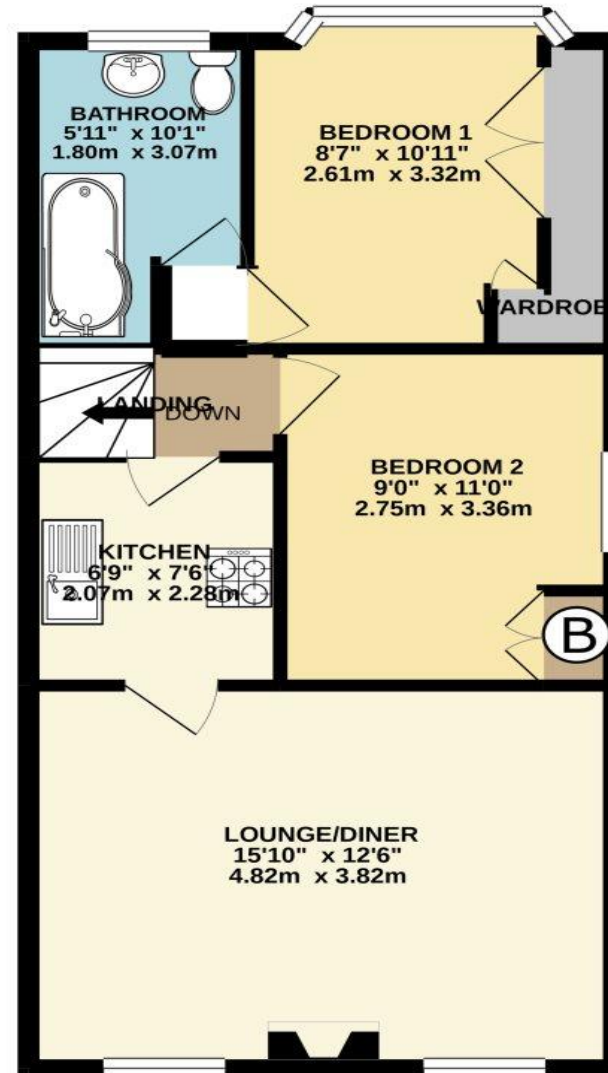
Early release of tenancy: £780 including VAT.

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

GROUND FLOOR
49 sq.ft. (4.5 sq.m.) approx.



FIRST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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 : 0380-2968-5050-2729-3631

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0380-2968-5050-2729-3631>



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