



Nightingale Drive

Totton, SOUTHAMPTON

**2 Bedrooms
Conservatory**

**£1,095 pcm + security
deposit**





Nightingale Drive, Totton, Hampshire, S040 8UL

Description

- 2 bedrooms
- Conservatory
- Gas Central Heating
- Private parking
- Newly re-decorated
- Available 07 March 25
- Modern kitchen
- Bathroom with shower
- UPVC double glazing
- Pleasant, sunny rear garden
- Energy Efficiency Rating : C
- PROPERTY REFERENCE: 410

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 modern 2 bedroom end-terrace house with conservatory, offered unfurnished and available for a long-term let.

The property has a modern fitted kitchen with oven and hob, full UPVC double-glazing and a modern combination boiler, for trouble-free heating and hot water.

The property occupies a quiet location, convenient for everyday amenities including a large supermarket, leisure facilities and bus routes, whilst Totton's town centre is within a five minute drive.

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.

Council Tax: Band 'C'. New Forest District Council (Totton & Eling Area) £1,993.38 for year 2024 / 2025.

Pets: We regret that pets are not permitted.

Energy Performance Rating: 'C'.

Availability: Available 07 March 2025. 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.



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 at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 1.7 miles (8mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.3 miles)
3. Turn left onto Hammonds Lane. (0.2 miles)
4. Turn right onto Water Lane. (0.4 miles)
5. Turn right onto Calmore Road. (0.3 miles)
6. Turn left onto Michigan Way. (0.08 miles)
7. Turn left onto Stonechat Drive. (0.09 miles)
8. Turn left onto Nightingale Drive. (0.06 miles)
9. Your destination is on the left. (0.00 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.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 410.

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 applied. Please feel free to contact us for further information on this property.



Accommodation Comprises:

Covered Porch To:

Bin storage cupboard. Front door to:

Entrance Hallway

Stairs to first floor landing.

Lounge : 10.04' x 15.39' (3.06m x 4.69m)

Attractive bay-fronted reception room. Feature fireplace to far wall. Large understairs storage cupboard. Open to:

Kitchen : 12.86' x 5.48' (3.92m x 1.67m)

Modern fitted kitchen with integral oven and hob. Plenty of storage cupboards and work-surface space. Door to:

Conservatory : 12.86' x 7.97' (3.92m x 2.43m)

UPVC elevations with double doors opening out on to garden.

Stairs / Landing

With doors to all rooms.

Bedroom 1 : 12.86' x 9.84' (3.92m x 3m)

Good-size front-facing bedroom.

Bedroom 2 : 6.66' x 9.74' (2.03m x 2.97m)

Good-size rear-facing bedroom. Gas-fired boiler.

Bathroom

Modern, white-coloured suite with mixer shower over the bath, wash basin and WC. Wood laminate flooring.

External

To the front of the property is a paved area enclosed by picket fence and gate. Side gate leads to the rear garden, which is also paved, with a wide variety of shrubs and bushes. Allocated parking can be found in numbered bay to the front. Further on- street parking and layby nearby.

Tenant Fees

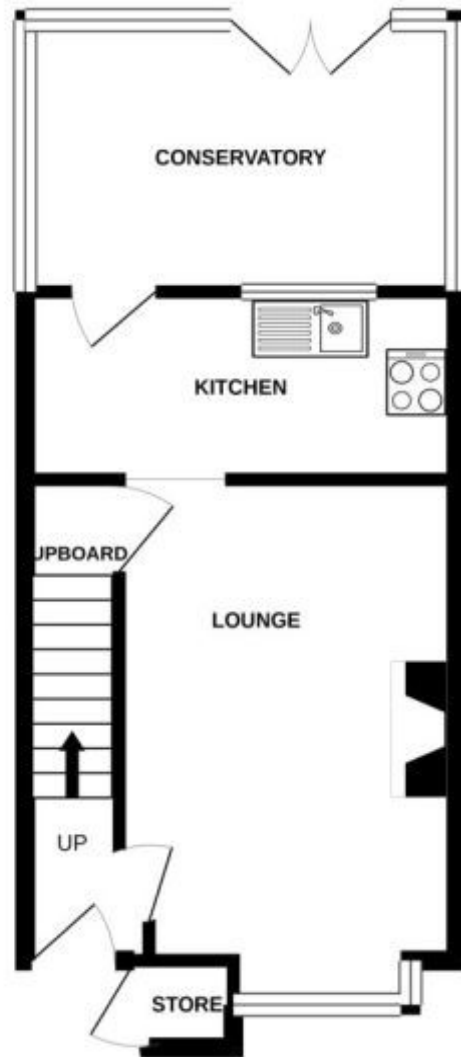
Tenants (Housing Act tenancies)

Permitted default payments:

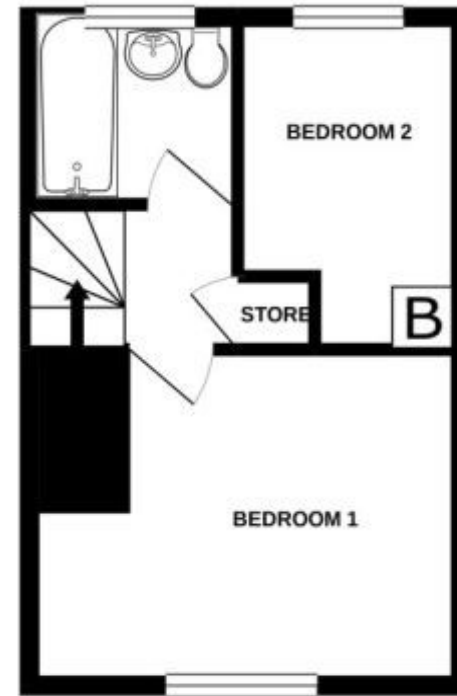
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging. Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs. Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due 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
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

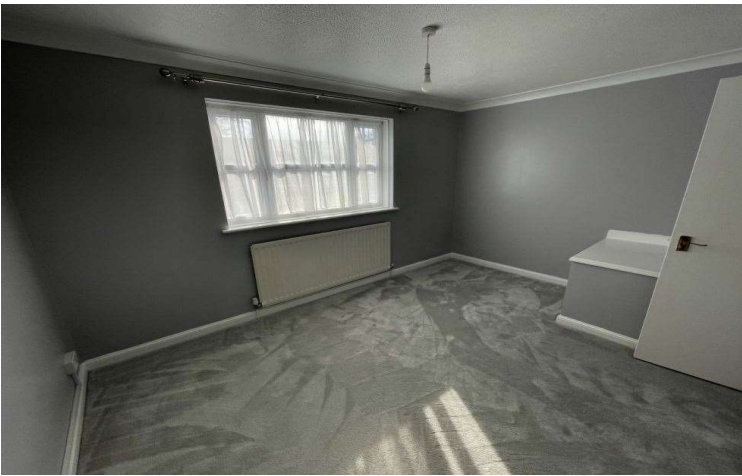
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 : 9400-8420-0922-1094-3793

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9400-8420-0922-1094-3793>



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