



Coppice Road

2 Bedroom

**£1,025 pcm + security
deposit**

Calmore, SOUTHAMPTON Calmore





1 Coppice Road

Description

- New decoration and carpets
- Comfortable living room
- Private garden
- EPC Rating: C
- PROPERTY REFERENCE: 676
- 2 double bedrooms
- Gas central heating
- Garage
- Available 14 February 2025

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 spacious two bedroom ground floor maisonette with private garden and garage. New decoration and carpets throughout.

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) 1,744.21 for year 2024 / 2025.

Availability: Available 14 february 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.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 578, quoting property reference 6768.





Accommodation Comprises:

Entrance Hallway
With doors to all rooms.

Bathroom : 8.56' x 5.25' (2.61m x 1.60m)
Modern suite with electric shower over the bath.

Kitchen : 9.74' x 6.96' (2.97m x 2.12m)
Modern fitted kitchen with integral oven, hob and extractor hood.

Living/Dining Room : 14.50' x 12.43' (4.42m x 3.79m)
Good-size room overlooking the rear garden.

Bedroom 1 : 13.62' x 11.02' (4.15m x 3.36m)
Double-sized bedroom.

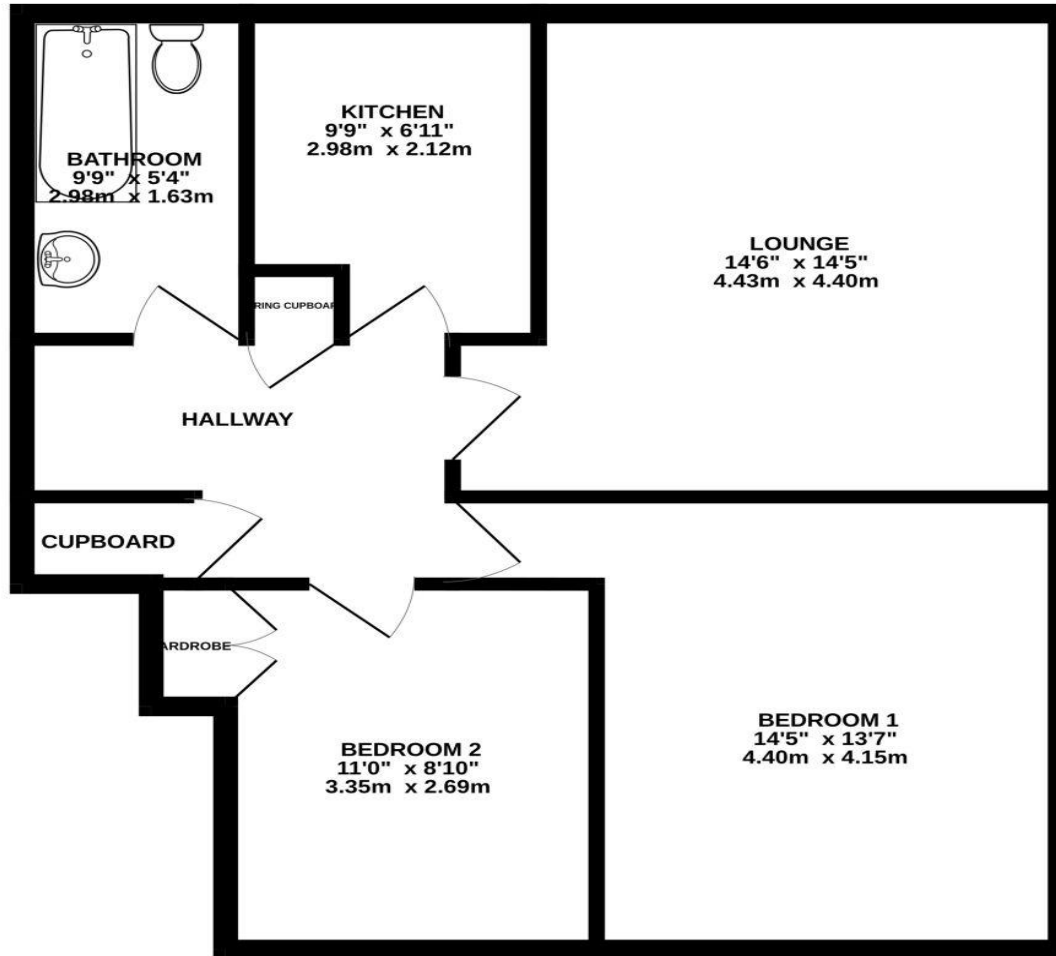
Bedroom 2 : 10.50' x 8.83' (3.20m x 2.69m)
Double-sized bedroom.

Garden
Private and enclosed rear garden.

Parking, on-road parking only.

Garage
Single garage in adjacent block with metal up and over door.

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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 : 0380-2391-8150-2492-5631

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0380-2391-8150-2492-5631>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £236.54) 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 £1182.69)

The following fees may also be charged during your tenancy

Lost/replacement keys/security fobs
Rent arrears fees/charges
Change of tenancy

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.

PARKERS

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

telephone : 023 8086 8578

email : info@parkerslettings.com

parkerslettings.com