



Birchlands

1 Bedroom £910 pcm + security deposit

Totton, SOUTHAMPTON Ashurst Bridge





Birchlands

Description

- 1 bedroom house
- Lounge with feature bay window
- Modern white bathroom suite
- Recent double glazing
- Garden and parking
- PROPERTY REFERENCE: 851
- Excellent presentation
- Beautiful kitchen
- Bedroom with ample storage
- Gas central heating
- Available 11 Nov 2024

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.

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A superb one bedroom house with a beautiful kitchen, modern bathroom, garden and parking.

Key features include cottage-style kitchen with cream-coloured units, oak worktop and butler sink, electric oven, gas hob and integrated dishwasher. There is also a purposely built alcove under the stairs with space for a fridge/freezer and tumble drier also providing extra storage. The white bathroom suite is relatively new, complete with electric shower. The bedroom is spacious with ample storage.

Outside, there are front and side gardens and a parking space for 1 x car outside the property.

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: 'TBC'.

Council Tax: Band 'A'. New Forest District Council (Totton & Eling Area) 1,495.03 for year 2024 / 2025.

Availability: Available 11 November 2024. 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 851.





Accommodation Comprises:

Lounge : 15.09' x 16.93' (4.60m x 5.16m)
Bay window to front.

Kitchen : 7.32' x 10.76' (2.23m x 3.28m)
Cream-coloured units, oak worktop, butler sink. Electric oven, gas hob, extractor hood, slimline integrated dishwasher. Alcove under the stairs to with space for fridge/freezer and tumble drier. Space for washing machine.

Stairs To First Floor
Modern grey carpet.

Bedroom : 11.94' x 14.57' (3.64m x 4.44m)
Double bedroom with 2 x built-in wardrobes and built-in airing cupboard.
Double white 'Ikea' wardrobe to remain.

Bathroom : 8.14' x 6.63' (2.48m x 2.02m)
Recently fitted white bathroom suite with P-shaped bath, electric shower over, wash hand basin with cupboard and low level WC. Chrome ladder-style radiator.

Outside
Front and side garden.
Parking space to front of property.



GROUND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



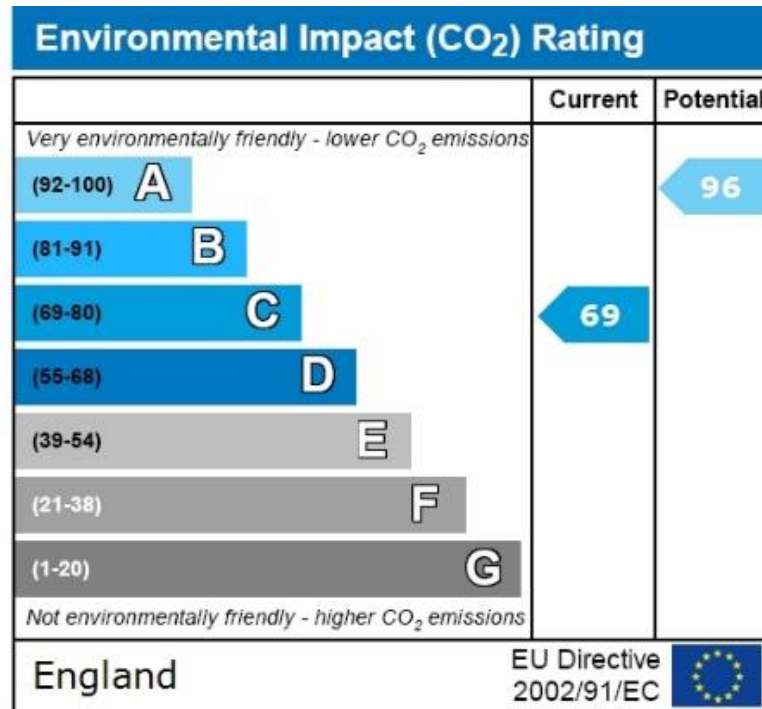
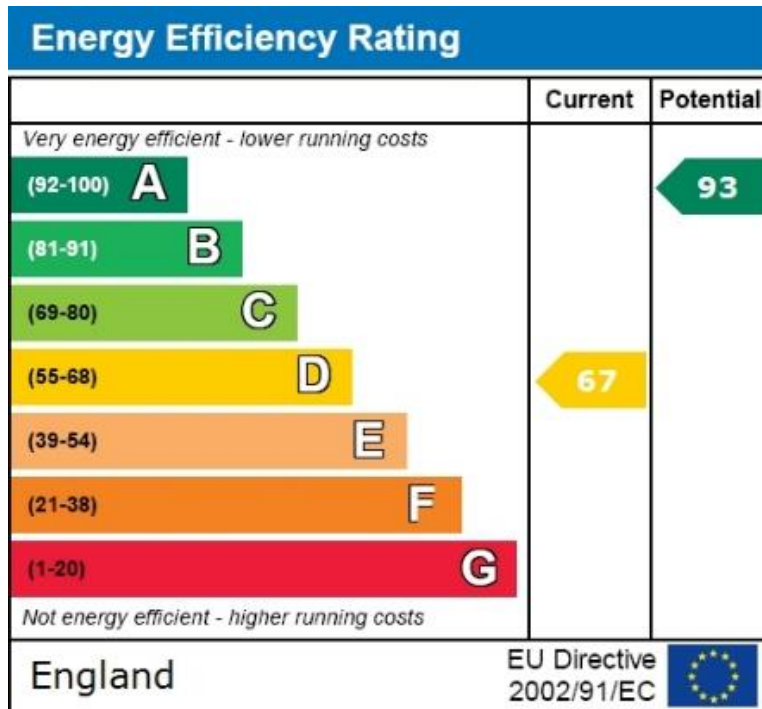
1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.5 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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Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £210) 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 £1050)

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.

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