



Dene Way

2 Bedroom

**£1,750 pcm + security
deposit**

Ashurst, Southampton Ashurst

PARKERS



10 Dene Way

Description

- 2-Bedroom Detached Bungalow
- Garden
- unfurnished
- PROPERTY REFERENCE :2347
- Large sunroom
- Large driveway
- Gas Central Heating
- Available now



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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Available to let is this beautifully presented 2-bedroom detached bungalow, located in the popular area of Ashurst. This property offers plenty of living space with a large lounge and extended sunroom. The added sunroom creates the option of configuring the lounge for use as a third bedroom.

A large driveway accommodates parking for 3 cars.

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 'D'. New Forest District Council £2,242.55 for year 2024 / 2025.

Locality:

Ashurst

Nestling on the edge of The New Forest National Park is the parish of Ashurst and Colbury. Very much with a village feel, with several shops, a variety of eateries and with its own railway station on the Weymouth to Waterloo line.

There are two schools in Ashurst, Foxhills Infant and Foxhills Junior, with Hounslow secondary school about a mile away. The annual summer fete is a popular event, and there is much else to do all year round, including the nearby New Forest Wildlife Park and Longdown Dairy Farm.





Accommodation Comprises:

Entrance

With enclosed porch before entering the property.

Hallway

Lounge : 16.21' x 11.91' (4.94m x 3.63m)

A spacious lounge neutrally decorated, with a beautiful bay window.

Bedroom 1 : 11.91' x 11.42' (3.63m x 3.48m)

A double room to the rear of the property, featuring built-in double wardrobes.

Bedroom 2 : 9.91' x 9.88' (3.02m x 3.01m)

A generous double bedroom to the front of the property.

Shower Room : 6.36' x 5.97' (1.94m x 1.82m)

A modern shower room with large walk-in shower.

Kitchen / Breakfast Room : 9.91' x 8.66' (3.02m x 2.64m)

A good sized kitchen with space for a small dining table. Doors leading through to the sunroom.

Sun Room : 21.82' x 11.58' (6.65m x 3.53m)

A large sunroom extended to the rear of the property. This space creates the option of using the main lounge as a third bedroom.

French doors to lead to the garden area.

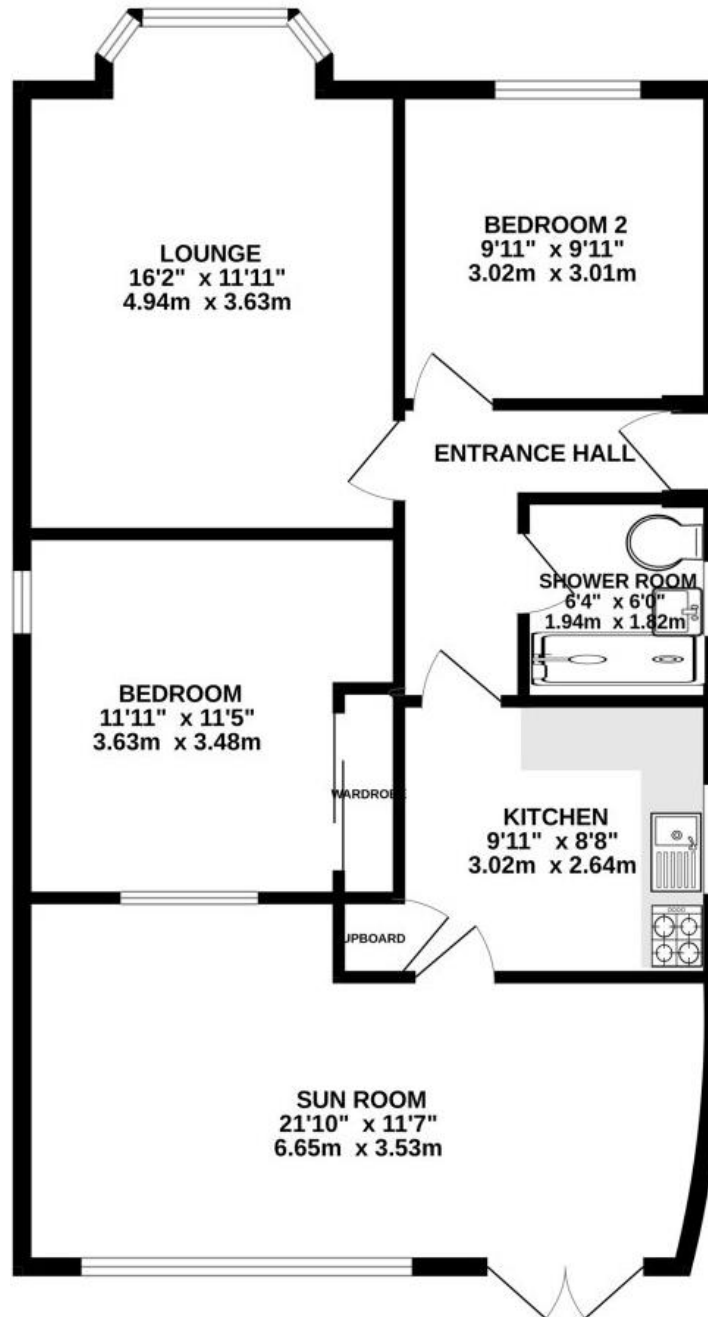
Parking

A large driveway able to accommodate 3 cars.

Garden

A great size garden capturing the sun throughout the day. There is also a small storage shed. Please note that the garage is not included.







Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.

Starting from SO40 3SG. Total : 3.3 miles (14mins)

1. Drive northwest. (0.00 miles)
2. Turn right onto Salisbury Road/A36. (0.0 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.0 miles)
4. Enter the roundabout and take the 1st exit onto Maynard Road. (0.0 miles)
5. Bear right onto Junction Road. (0.0 miles)
6. Turn left onto High Street/B3076. (0.00 miles)
7. Turn right onto Eling Lane. (0.0 miles)
8. Turn right onto Rose Road. (0.0 miles)
9. Turn right onto Bartram Road. (0.00 miles)
10. Turn left onto Totton Bypass/A35. (0.0 miles)
11. Enter Rushington Roundabout and take the 2nd exit onto Spicer's Hill/A35. (0.0 miles)
12. Keep right to take Main Road/A35. (1.0 miles)
13. Enter the roundabout and take the 1st exit onto Hunters Hill/A35. (1.0 miles)
14. Turn right onto New Road. (0.0 miles)
15. Turn right onto Dene Road. (0.0 miles)
16. Turn left onto Dene Way. (0.00 miles)
17. Turn left. (0.00 miles)
18. Your destination is on the right. (0.00 miles)



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

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Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £404) 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 £2019)

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.