



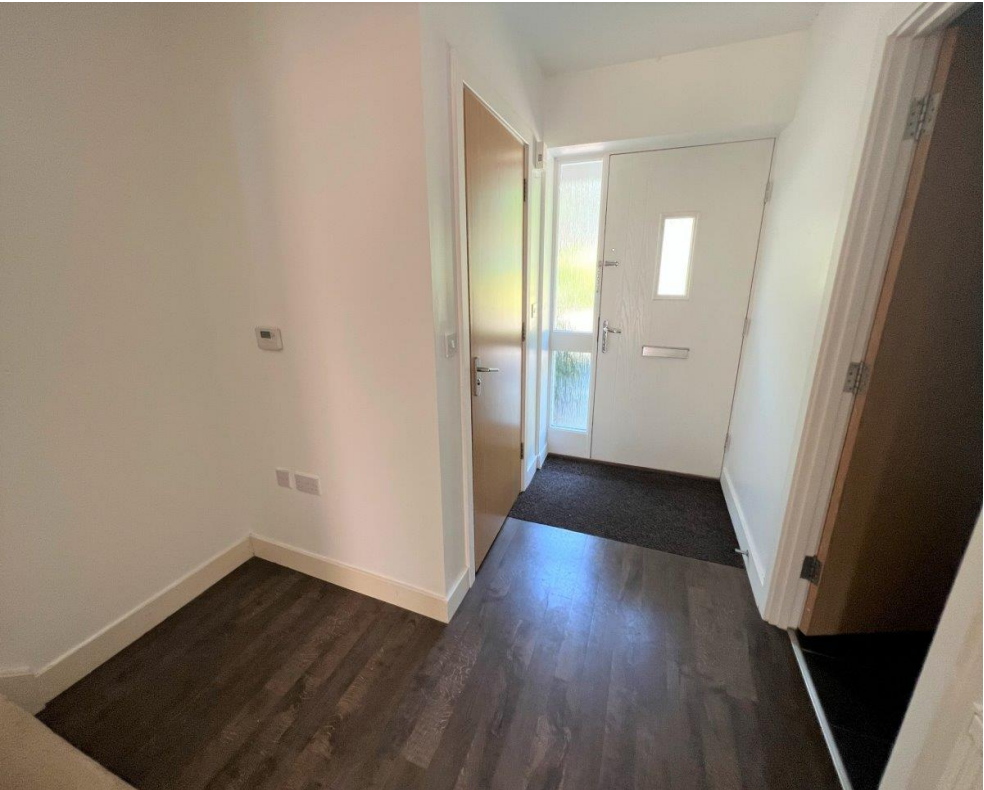
Bramtoco Way

Totton, Hampshire

**3 Bedroom
Garage & Driveway**

**£1,495 pcm + security
deposit**





Bramtoco Way, Totton, Hampshire, SO40 8AG

Description

- Spacious family house
- 2 Bathrooms
- Cloakroom
- Gas central heating
- EPC Rating: C
- PROPERTY REF: 2173
- 3 bedrooms
- Garage & driveway
- White goods
- South-facing garden
- Available 14 June 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.

Looking to rent? Make sure it's a Parkers Managed Property!



A very spacious and comfortable family home in this modern edge-of-town development, with all everyday amenities close to hand. The property has plenty of room downstairs, with a welcoming hallway, large living room, fully fitted kitchen. Upstairs, the generosity continues with three good bedrooms and two bathrooms.

Heading outside, there is a fully enclosed, low-maintenance garden with a garage and driveway just a short hop from the garden gate.

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

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 14 June 2024. Please note that an initial term of twelve 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 2173.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 0.9 miles (4mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 2nd exit onto Ringwood Road/A336. (0.3 miles)
5. Turn left onto Southern Gardens. (0.1 miles)
6. Your destination is on the right. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late on Wednesday until 6.30pm. Saturday, our office is open 9.15am - 12.00pm and 1.00pm - 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 x 12 months) = £9,600 per annum. (£9,600 x by 2.5) = £24,000 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 Hall

Impressive and spacious Hallway, with stairs leading to the first floor landing. Doors to Kitchen, Living / Dining Room and:

Cloakroom : 4.63' x 3.54' (1.41m x 1.08m)

Modern suite of WC and wash basin.

Kitchen : 9.32' x 9.32' (2.84m x 2.84m)

Modern fitted kitchen, with a good range of storage cupboards and work- surface. Integral gas hob, electric oven, extractor hood, dishwasher and fridge / freezer. Washer / dryer also to remain. Cupboard houses gas-fired boiler.

Living/Dining Room : 18.11' x 14.63' (5.52m x 4.46m)

Bright and spacious reception room, with wood-effect flooring extending from the Hallway. Window to the rear, and double-glazed patio doors leading out on to the rear garden.

Stairs / Landing

Quarter-turn staircase leads to the Landing. Large built-in linen-storage cupboard. Access to loft space via loft ladder. Doors to Bathroom and all Bedrooms.

Bedroom 1 : 10.76' x 10.14' (3.28m x 3.09m)

Front facing double bedroom, with built-in double wardrobe. Door to:

En-suite Shower Room : 7.87' x 6.96' (2.40m x 2.12m)

Modern white suite, with double shower cubicle, wash basin and WC.

Bedroom 2 : 10.20' x 10.04' (3.11m x 3.06m)

Double-size bedroom, overlooking the rear garden.

Bedroom 3 : 7.74' x 6.56' (2.36m x 2m)

Comfortable third bedroom. Would also lend itself to a perfect home office.

Bathroom : 6.96' x 5.58' (2.12m x 1.70m)

White coloured suite of bath, wash-basin and WC.

Garden

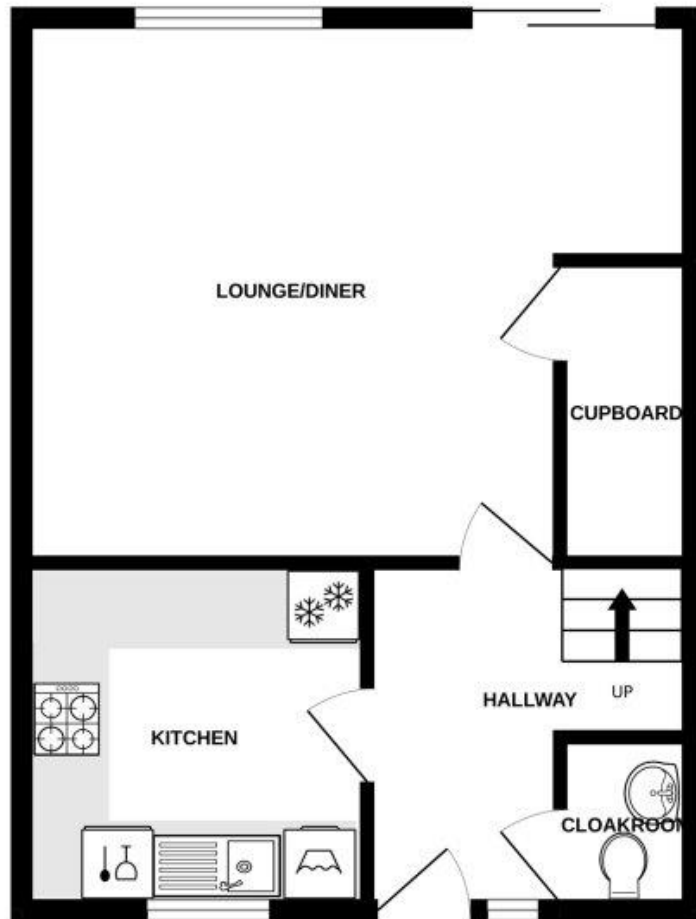
Full enclosed, low maintenance rear garden, comprising a large covered decking area, small area of artificial lawn with a patio to the side and timber shed. Rear gate leads to:

Garage & Driveway

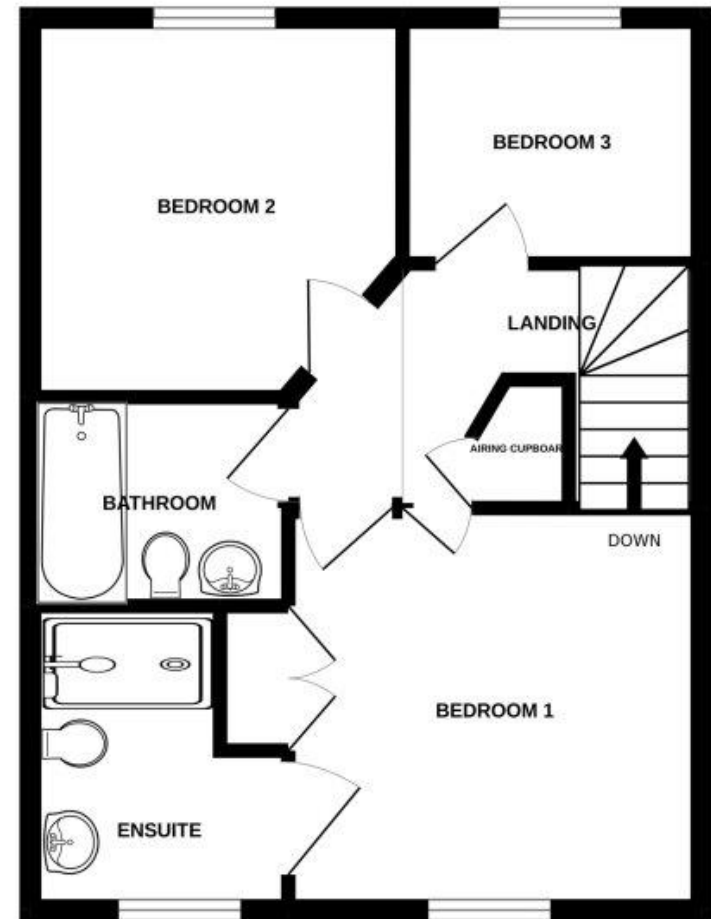
A single garage and generous driveway for 1 car.



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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.

Made with Metropix ©2022

Certificate Number : 2921-0024-0344-9099-0973

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 |
| 69-80 | C | 78 | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2921-0024-0344-9099-0973>



1, Salisbury Road Arcade, Totton
 SOUTHAMPTON, SO40 3SG
telephone : 023 8086 8578
 email : info@parkersletttings.com
parkersletttings.com

Our Fees

From 01/06/2019

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.

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.