



**Mill Way**

**2 Bedroom**

**£1,125 pcm + security  
deposit**

Ashurst Bridge, Totton Ashurst Bridge





## 11 Mill Way

### Description

- Two bedroom house
- Integrated appliances
- Driveway and garage
- UPVC double glazing
- EPC rating: D
- PROPERTY REFERENCE: 1507
- Modern kitchen
- Modern 4-piece bathroom
- Gas Central Heating
- Lovely front and rear gardens
- Available 02 Aug 2024

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings, The Specialist Letting Agent for expert information and advice.

One of the nicer examples we've seen of modern terraced house, occupying a favoured position on the edge of the Ashurst Bridge development. Totton and Southampton are within easy reach, as are local convenience shops for the Sunday papers. The property has been extensively refurbished including recent new double glazing, and much time and attention has been lavished on the front and rear gardens. Unusually for this property type, the house has a single garage and private driveway.

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.

Agents notes: We regret that pets and smokers are not permitted. Rent will be adjusted to 01st monthly.

Energy Performance Rating: 'TBC'.

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 from 02 August 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 1507.



## Accommodation Comprises:

### Entrance Hallway

Tiled canopy porch leads to the Entrance hallway with stairs rising to the first floor.

### Kitchen : 9.97' x 5.94' (3.04m x 1.81m)

Front-facing room, re-fitted with a range of eye level and base units below matching worktops. Integrated oven, hob, extractor hood and fridge/freezer. Space for washing machine. Butler sink, wall-mounted boiler and heating controls.

### Living/Dining Room : 13.35' x 12.53' (4.07m x 3.82m)

Maximum measurements. Rear-facing room with double glazed French doors leading out to the garden, built-in under stairs storage cupboard.

### Stairwell / Landing

Access to roof space, shelved airing cupboard housing hot water tank.

### Bedroom 1 : 12.50' x 10.14' (3.81m x 3.09m)

Maximum measurement into recess. Light and airy front-facing room, fitted wardrobe.

### Bedroom 2 : 11.38' x 6.59' (3.47m x 2.01m)

Rear-facing room.

### Bathroom

Re-fitted with a white suite comprising panelled bath, low flush WC, pedestal wash hand basin, tiled shower cubicle with sliding doors, tiled walls and floor.

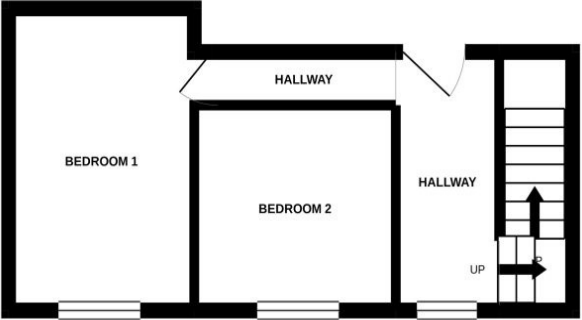
### Garden

The front garden is laid to decorative stones, bounded by hedging, cold water tap, meter boxes. The rear garden comprises a selection of shrubs and bushes, patio area, area laid to decorative stones, garden pond and rear gate.

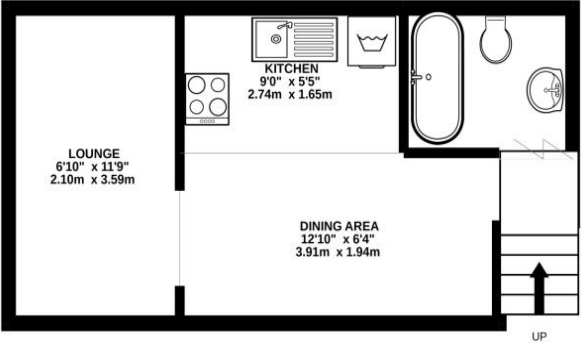
### Garage

Private driveway leads to single garage with metal up and over door

LOWER FLOOR  
231 sq.ft. (21.4 sq.m.) approx.



UPPER FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.2 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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Directions: Starting from our offices at 1 Salisbury Road Arcade,  
Totton, Hampshire, SO40 3SG.

Total : 2.8 miles (8mins)

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. (0.8 miles)
5. Enter the roundabout and take the 2nd exit onto A336. (0.3 miles)
6. Enter the roundabout and take the 1st exit onto Fletchwood Road. (0.1 miles)
7. Enter the roundabout and take the 1st exit onto A326. (0.8 miles)
8. Enter the roundabout and take the 1st exit onto Cocklydown Lane. (0.1 miles)
9. Turn left onto Ibbotson Way. (0.06 miles)
10. Turn left onto Mill Way. (0.03 miles)
11. Turn left to stay on Mill Way. (0.01 miles)
12. Your destination is on the left. (0.00 miles)



Certificate Number : 9390230662002622

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9390230662002622>

### Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £204) 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 £1021)

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**

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