

11 Jacobs Walk

Description

- 2 bedrooms
- Cloakroom
- Private & sunny garden
- Driveway & parking bay
- Available 13 August 2024
- Sun lounge
- Quite, non-estate location
- UPVC double glazing
- EPC Rating: D
- PROPERTY REF: 2112



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!

This wonderful 2-bedroom property features modern decoration throughout, with good sized bedrooms and plenty of living space. Both bedrooms include mirror-fronted built in wardrobes with extra built-in storage to the second bedroom and lounge area. Downstairs you have a cloakroom as well as a spacious, heated conservatory with double doors leading into the garden. There is a large wooden storage shed situated at the bottom of the garden with private pedestrian access through to the car park. To the front of the property you have a brick-laid private driveway as well more parking in the form of an allocated space to the side of the property. Situated in the convenient area of Hounsdown this property is a short walk away from a small corner-shop and the local secondary school.

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: 'D'.

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

Availability: 13 August 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 2112.





Accommodation Comprises:

Entrance

Modern white suite of WC and wash basin.

Kitchen : 9.65' x 7.74' (2.94m x 2.36m)

Modern fitted kitchen with a good range of storage cupboards and ample work-surface.

Cloakroom

Lounge : 13.75' x 11.98' (4.19m x 3.65m)

Really comfortable living room, partially open to:

Sun Lounge : 11.75' x 7.97' (3.58m x 2.43m)

Fully heated, UPVC sun roof, with tiled roof forms an extension to the main living accommodation. Double doors open out on to the rear garden.

Stairs / Landing

With doors to all rooms.

Bedroom 1 : 8.92' x 12.63' (2.72m x 3.85m)

Double-sized bedroom with built-in double wardrobe.

Bedroom 2 : 8.60' x 8.43' (2.62m x 2.57m)

Double-size bedroom with 2 x built-in cupboards and built-in double wardrobe.

Bathroom

Modern white-coloured suite with Aqualisa pumped shower over the bath, wash basin and WC. Light tunnel provides daylight. Wall mirror (not lit) and decorative towel rail (not heated).

Garden

The garden is a particular feature of this property, being low-maintenance, extremely private a real sun-trap. There is a large timber shed with a rear door allowing rear-pedestrian access.

Parking

Private brick-laid driveway to the immediate front of the property. Further allocated space in nearby bay.





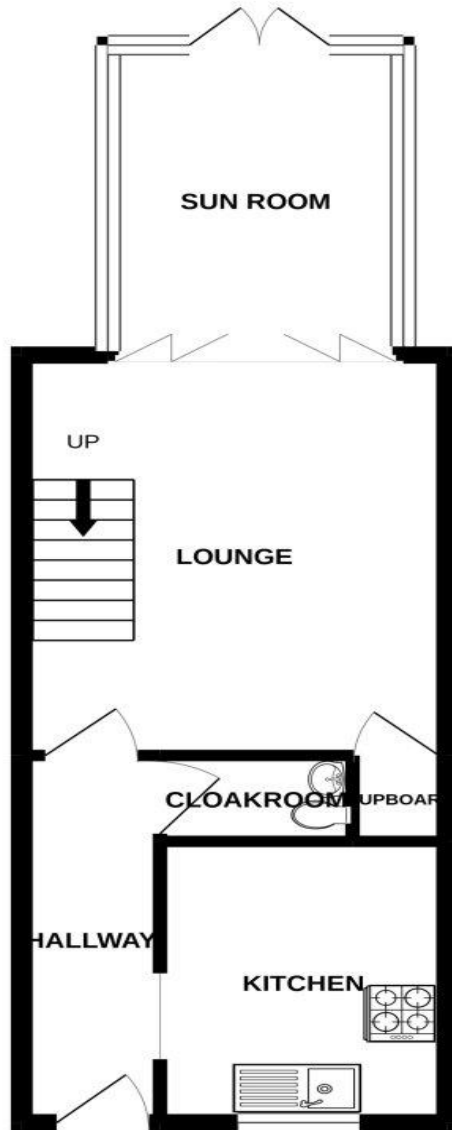
Totton:

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.

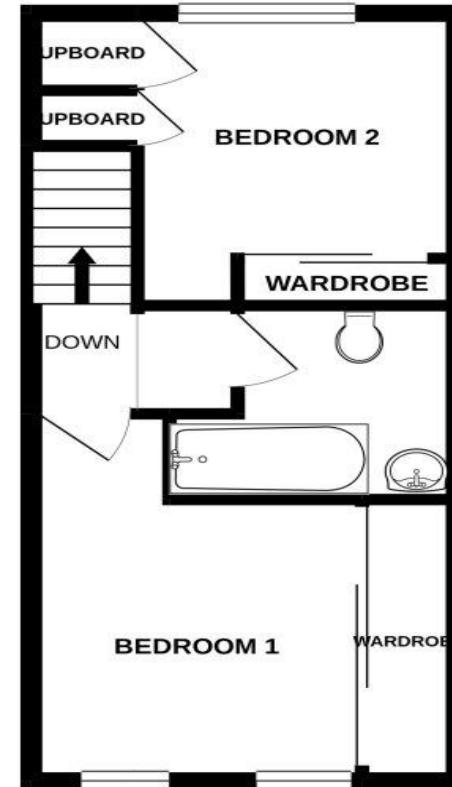
Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.

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 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.1 miles)
6. Turn left onto High Street/B3076. (0.01 miles)
7. Turn right onto Eling Lane. (0.1 miles)
8. Turn right onto Rose Road. (0.1 miles)
9. Turn right onto Bartram Road. (0.04 miles)
10. Turn left onto Totton Bypass/A35. (0.2 miles)
11. Enter the roundabout and take the 2nd exit onto Spicer's Hill/A35. (0.2 miles)
12. Keep left to take Spicer's Hill. (0.2 miles)
13. Turn left onto Jacobs Gutter Lane. (0.03 miles)
14. Turn right onto Jacobs Walk. (0.07 miles)
15. Your destination is on the left. (0.00 miles)

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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 : 0256-2822-7561-9393-3231

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0256-2822-7561-9393-3231>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £271) 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 £1356)

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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