



Snellgrove Close

2 Bedroom

**£1,295 pcm + security
deposit**

Calmore, Totton



14 Snellgrove Close

Description

- Newly decorated
- 2 double bedrooms
- Kitchen / diner
- Large garage
- UPVC double glazing
- Available now
- New carpets
- Large lounge
- Modern bathroom with shower
- Gas Central Heating
- Landscaped garden
- PROPERTY REF: 1463

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!

Available to let is this beautifully presented, 2-bedroom semi-detached house. This large two bedroom house benefits from new decoration, new carpets, newly landscaped garden and large secure garage. The property offers plenty of living space with two generous double bedrooms, large living room and kitchen. Off-road parking to the front of 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: 'D'.

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

Availability: Available immediately. 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.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 1463.





Accommodation Comprises:

Kitchen : 12.99' x 8.92' (3.96m x 2.72m)
A large kitchen, newly decorated with door to the garden.

Living/Dining Room : 17.62' x 12.99' (5.37m x 3.96m)
A spacious lounge area, newly decorated.

Bedroom 1 : 12.99' x 12.11' (3.96m x 3.69m)
A large double room, with new decoration and carpets.

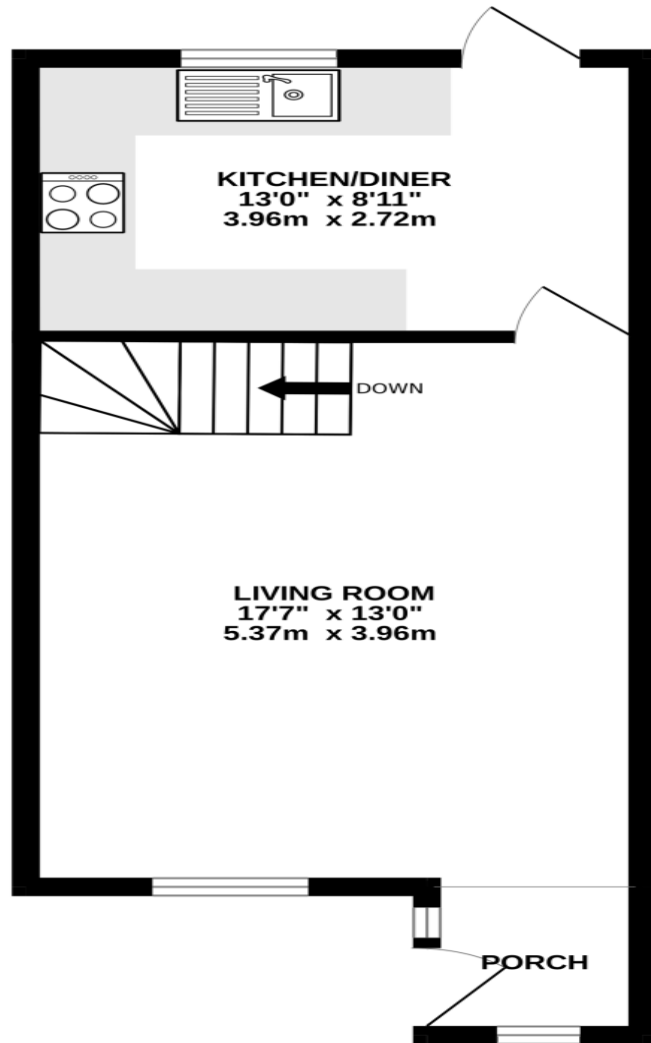
Bedroom 2 : 12.99' x 12.20' (3.96m x 3.72m)
A generous second bedroom, with new decor and carpets.

Bathroom : 7.97' x 4.69' (2.43m x 1.43m)
A modern three piece bathroom suite with shower over bath.

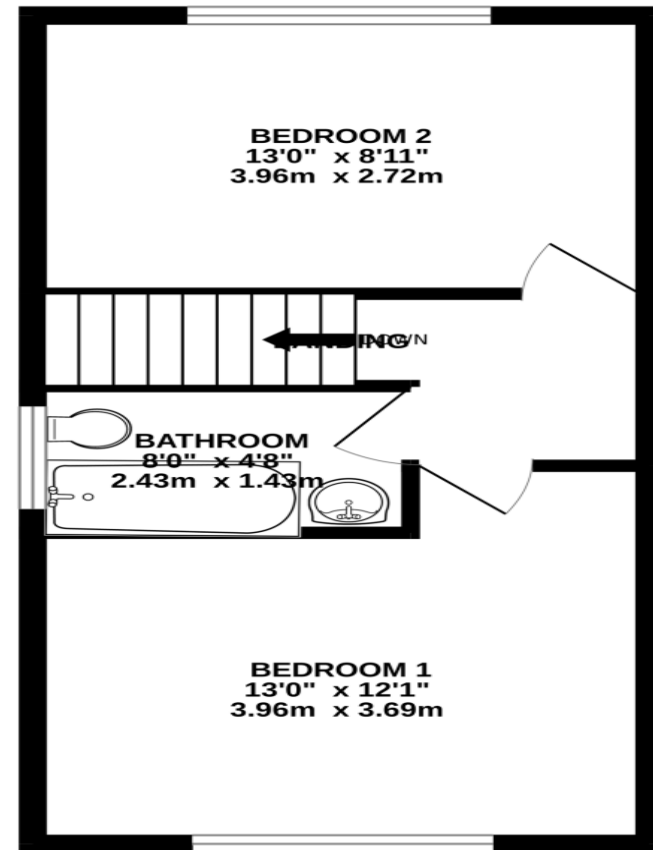
Garden
A newly landscaped, beautifully presented garden. With rear access to the garage.



GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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 ©2024



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

Starting from SO40 3SG. Total : 1.7 miles (5mins)

1. Drive northwest. (0.00 miles)
2. Turn left onto Salisbury Road/A36. (1.0 miles)
3. Enter the roundabout and take the 1st exit onto Calmore Drive. (0.00 miles)
4. Turn right onto Calmore Drive. (0.0 miles)
5. Turn left to stay on Calmore Drive. (0.0 miles)
6. Turn right onto Snellgrove Close. (0.00 miles)
7. Your destination is on the left. (0.00 miles)

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.

Certificate Number : 85037929040022509926

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/85037929040022509926>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £299) 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 £1494)

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.



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

telephone : 023 8086 8578

email : info@parkerslettings.com

parkerslettings.com