



Sunset Road

Totton, Hampshire

**3 Bedrooms
Extended accommodation**

£330,000 Freehold

PARKERS



54 Sunset Road, Totton, Hampshire, SO40 3LB

Description

- Extended 3-bedroom semi
- Log-burning stove
- Separate WC
- UPVC double glazing
- EPC Rating: D
- PROPERTY REF: 2127
- Large, low-maintenance garden
- Bathroom with shower
- Garage & ample parking
- Gas Central Heating
- No chain

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

A spacious 3-bedroom semi-detached house, with sunny patio garden and ample off-road parking, located close to schools, shops and most everyday amenities.

The accommodation has been extended in recent years to provide welcome additional space for the family.

The garden is a particular feature, being of a generous size, South-facing and enjoying a high level of seclusion. There is a large, detached garage and off-road parking for numerous vehicles.

Other features include gas central heating, UPVC double-glazing and a functional wood-burning stove.

Agents notes: The property is currently rented and being sold with vacant possession available after 15 November 2024.

Tenure: Freehold.

EPC rating: 'D'.

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.



Directions: Starting from our offices in Totton, SO40 3SG. Total : 0.6 miles (2mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.1 miles)
3. Turn left onto Mayfield Avenue. (0.1 miles)
4. Turn right onto Sunset Road. (0.06 miles)
5. Turn right to stay on Sunset Road. (0.08 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 Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

When is stamp duty paid?

In England and Northern Ireland, no stamp duty is due on the first £250,000 of a main residential property - though that threshold is £425,000 if you're a first-time buyer. Note: The £425,000 first-time buyer stamp duty threshold does not apply if the property you are buying costs more than £625,000.

If buying as your main residence, the rates are:

£250,001 - £925,000 @ 5%
£925,001 - £1,500,000 @ 10%
£1,500,001 + @ 12%

If buying as a second home or investment, the rates are:

£250,001 - £925,000 @ 8%
£925,001 - £1,500,000 @ 13%
£1,500,001 + @ 15%

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.



Accommodation Comprises:

Entrance Porch

Wall-mounted coat rack. Window to the side. Door to:

Entrance Hallway

Spacious and welcoming Hallway, with ceramic tiled floor and understairs cupboard. Door to bathroom and:

Living/Dining Room : 11.06' x 23.82' (3.37m x 7.26m)

Large reception room with Lounge and Dining areas. The lounge centres around a log-burning stove. The Dining area is of a good size, with a sliding door leading to:

Kitchen : 9.55' x 7.94' (2.91m x 2.42m)

Light and bright kitchen, with a UPVC door leading out on to the rear garden. The kitchen is fitted with wood-effect storage cupboards and with a laminated roll-edge work-surface. Slot-in gas cooker. Space for a washing machine.

Bathroom : 5.74' x 6' (1.75m x 1.83m)

Fully tiled bathroom comprising panelled 'P'-shaped shower bath, with shower over, wash-hand basin and WC.

Stairs / First Floor Landing

Window to the side aspect. Doors to all rooms.

Bedroom 1 : 18.24' x 9.71' (5.56m x 2.96m)

Large rear-facing bedroom with dressing area featuring extensive wardrobe and shelving space.

Bedroom 2 : 11.98' x 10.01' (3.65m x 3.05m)

Attractive bay-fronted bedroom with 2 x built-in double wardrobes.

Bedroom 3 : 8.83' x 6.99' (2.69m x 2.13m)

Good size third bedroom.

Separate WC : 5.68' x 2.40' (1.73m x 0.73m)

Modern suite of WC and wash-basin. Modern gas-fired boiler.

External

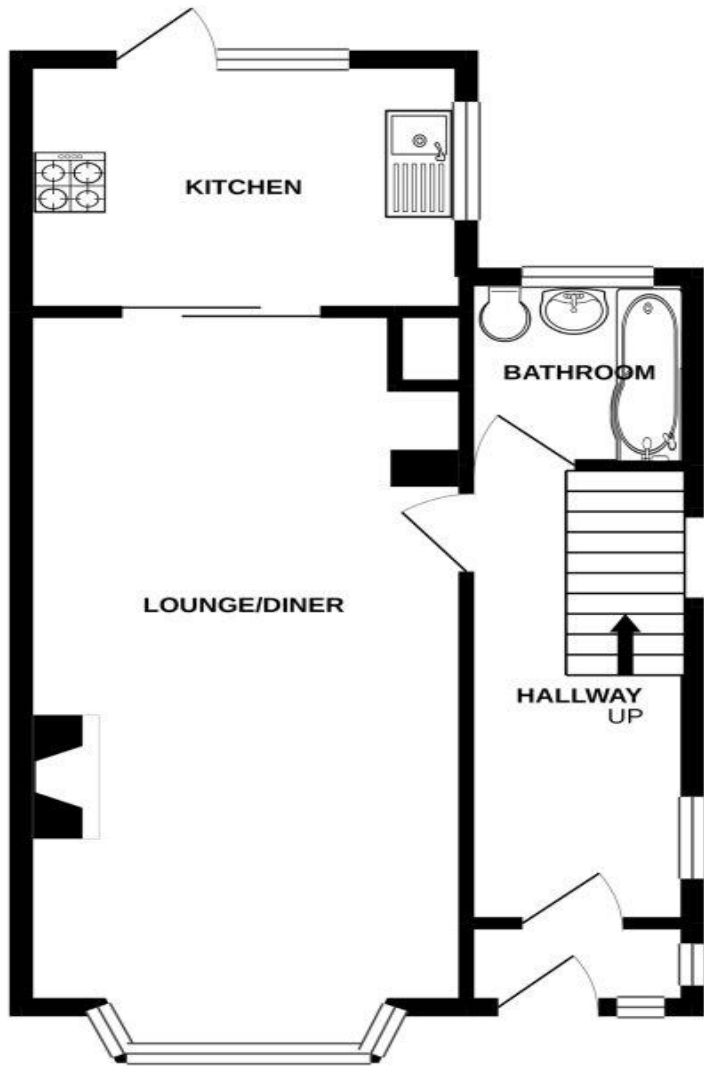
To the front of the property is a large, gravelled parking area, with attractive shrubbery to the eastern side. Double wooden gates lead to an enclosed area, giving access to the rear garden and:

Garage: Large detached garage with metal up-and-over door.

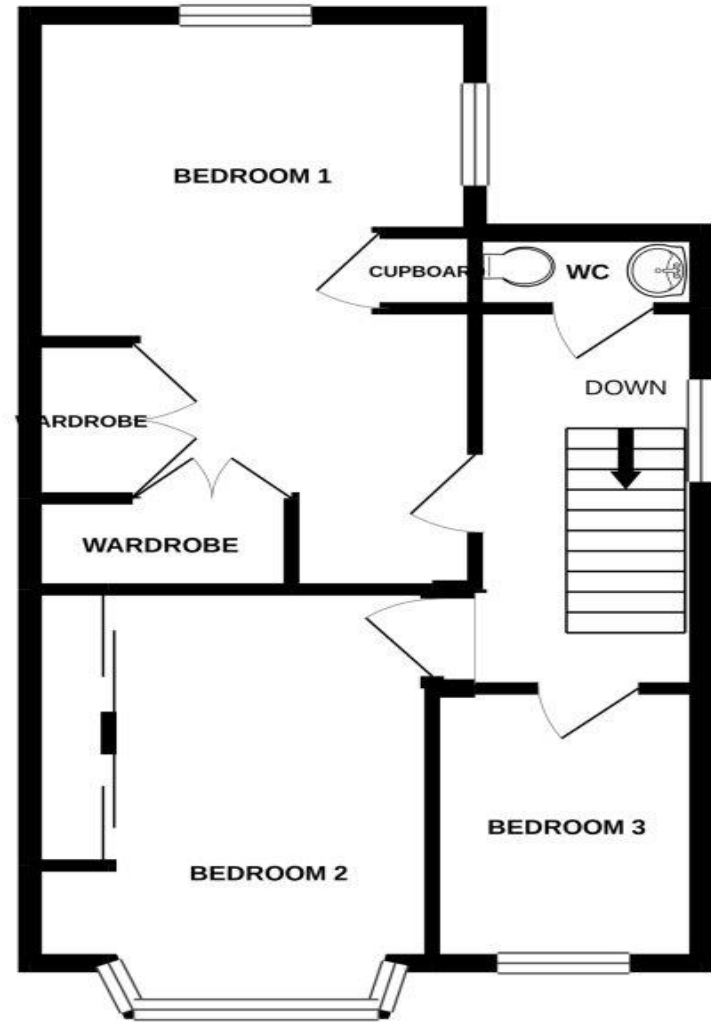
The rear garden is laid to patio with a raised seating area to the rear. Enclosed to all sides, of approximately Southerly aspect and enjoying a high level of seclusion.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 : 0300-2249-3080-2899-8831

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0300-2249-3080-2899-8831>



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