



34 Dales Way  
Totton

£1,000 PCM

Located in the popular area of Totton, this delightful one-bedroom house offers modern and well-presented accommodation in a convenient and sought-after location close to local amenities. To Let this property you will require an income in excess of £30,000. Security Deposit: £1,153.00. Holding Deposit: £230.00.



- One Allocated Parking Space • Electric Heating

The ground floor features a welcoming entrance into a spacious living room, which offers a comfortable and airy space for relaxing. From here, there is direct access through to the modern kitchen and out to the rear garden, creating a lovely open flow throughout the home.

Upstairs, you can find the bedroom with convenient access to the bathroom. The bathroom comprises a toilet, basin, and a shower over the bath. The first floor also includes an airing cupboard, providing useful additional storage space.

Outside, the garden is easy to maintain and features a patio area and a shed. There is parking for one car.

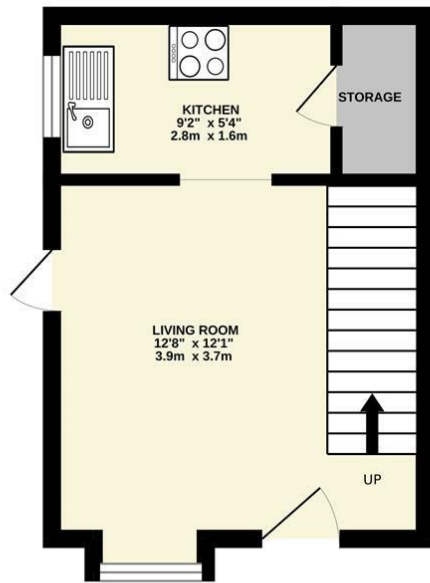
The property is located Totton offering convenient access to local amenities, shops and transport links, while still enjoying a pleasant residential setting.

#### ADDITIONAL INFORMATION

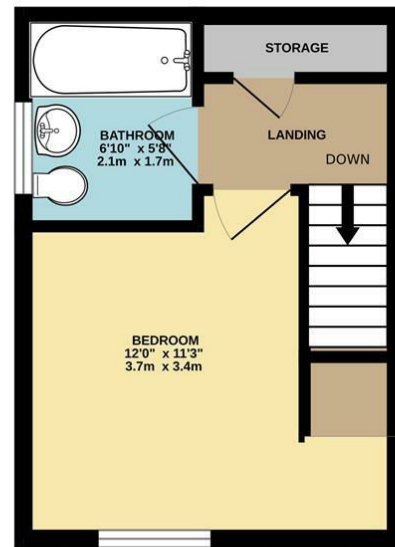
Council tax band: B Furnishing Type: Unfurnished Security Deposit: £1,153 Available From: 1st November 2025



GROUND FLOOR  
207 sq.ft. (19.3 sq.m.) approx.



1ST FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



DALES WAY

TOTAL FLOOR AREA : 411 sq.ft. (38.2 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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## Energy Efficiency Rating

|                                             | Current      | Potential |
|---------------------------------------------|--------------|-----------|
| Very energy efficient - lower running costs |              |           |
| (92 plus) <b>A</b>                          |              |           |
| (81-91) <b>B</b>                            |              | <b>87</b> |
| (69-80) <b>C</b>                            |              |           |
| (55-68) <b>D</b>                            | <b>57</b>    |           |
| (39-54) <b>E</b>                            |              |           |
| (21-38) <b>F</b>                            |              |           |
| (1-20) <b>G</b>                             |              |           |
| Not energy efficient - higher running costs |              |           |
| England & Wales                             | EU Directive |           |



# SPENCERS

LETTINGS

## ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totten, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



## CONTACT US

Lymington 01794 331433

Highcliffe 01425 205000

Romsey 01794 331433

[lettings@spencersproperty.co.uk](mailto:lettings@spencersproperty.co.uk)

[www.spencersproperty.com](http://www.spencersproperty.com)