

HUNTERS[®]
HERE TO GET *you* THERE



Newcombe Road, Southampton

Per Month £1,600 Per Month



****STUDENT PROPERTY**** The property is conveniently located less than one mile from Southampton train station and Southampton city centre. The house is suitable for students and comprises four bedrooms, lounge, kitchen, bathroom and rear garden. Permit parking is applied through Southampton City Council. The tenancy entered into is an AST (assured shorthold tenancy) where each tenant and chosen guarantor is joint and severally liable for the duration for the tenancy. Bills included is an optional extra that can be discussed with the agent on viewing the house. The package is offered by a third party and is not included within the tenancy agreement or a service offered by the landlord directly.

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



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KEY FEATURES

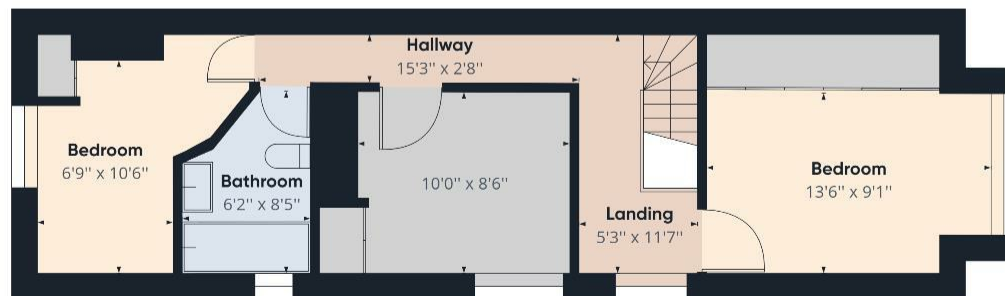
- STUDENT PROPERTY AVAILABLE 1st JULY 2025
- Four bedrooms that are all doubles
 - Virtual tour available below
- Council tax: Exempt for full time students
- Bills package available as optional extra, paid separately to the rent
 - EPC: E (51)







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

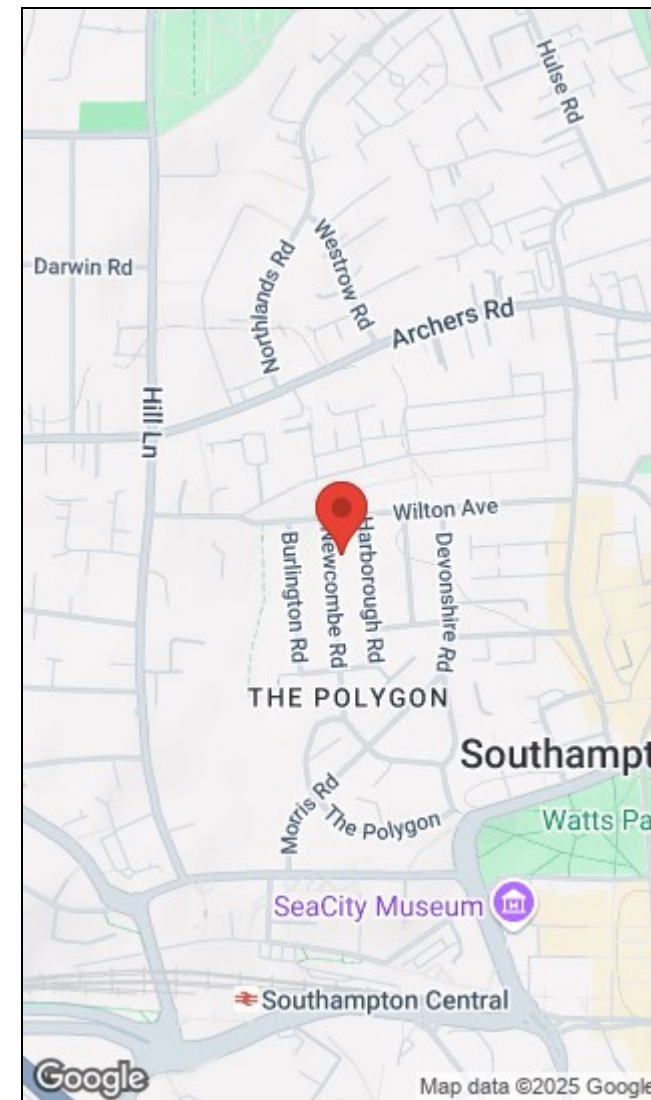
967.06 ft²

Reduced headroom

12.66 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G </p> <p>Not energy efficient - higher running costs</p>	85	51	<p>Very environmentally friendly - lower CO₂ emissions</p> <p> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G </p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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