



HUNTERS®
HERE TO GET *you* THERE



Somerset Road, Southampton

Per Calendar Month £1,500 Per Calendar Month



Attention Erasmus students **House share property available immediately** **New Carpets and Furniture to be provided**

This property is available immediately with three double bedrooms, reception area, kitchen, bathroom with walk in shower and garden. The property is eligible for permit parking, applied for through Southampton City Council.

Located close to Southampton city centre, the property is within easy reach of a wide range of amenities including bars, restaurants, and the Westquay Shopping Centre. Southampton Railway Station is nearby, and the M3 is easily accessible via The Avenue. Residents also benefit from excellent green spaces, including Southampton Common, which offers over 300 acres of parkland.

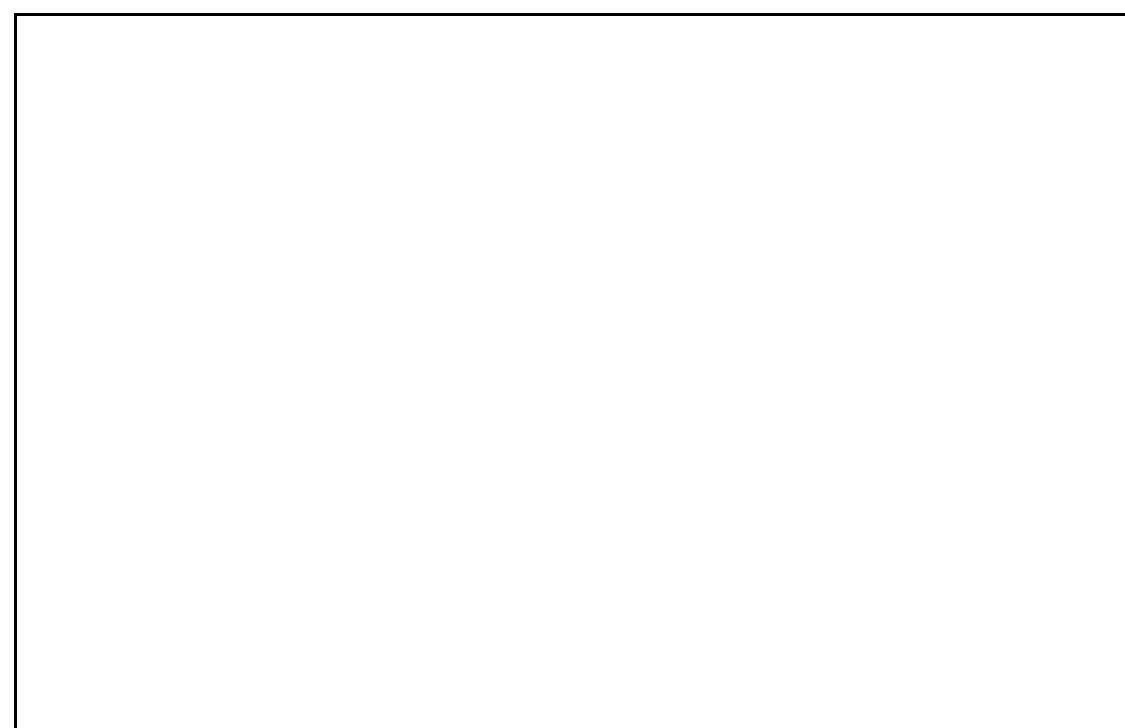
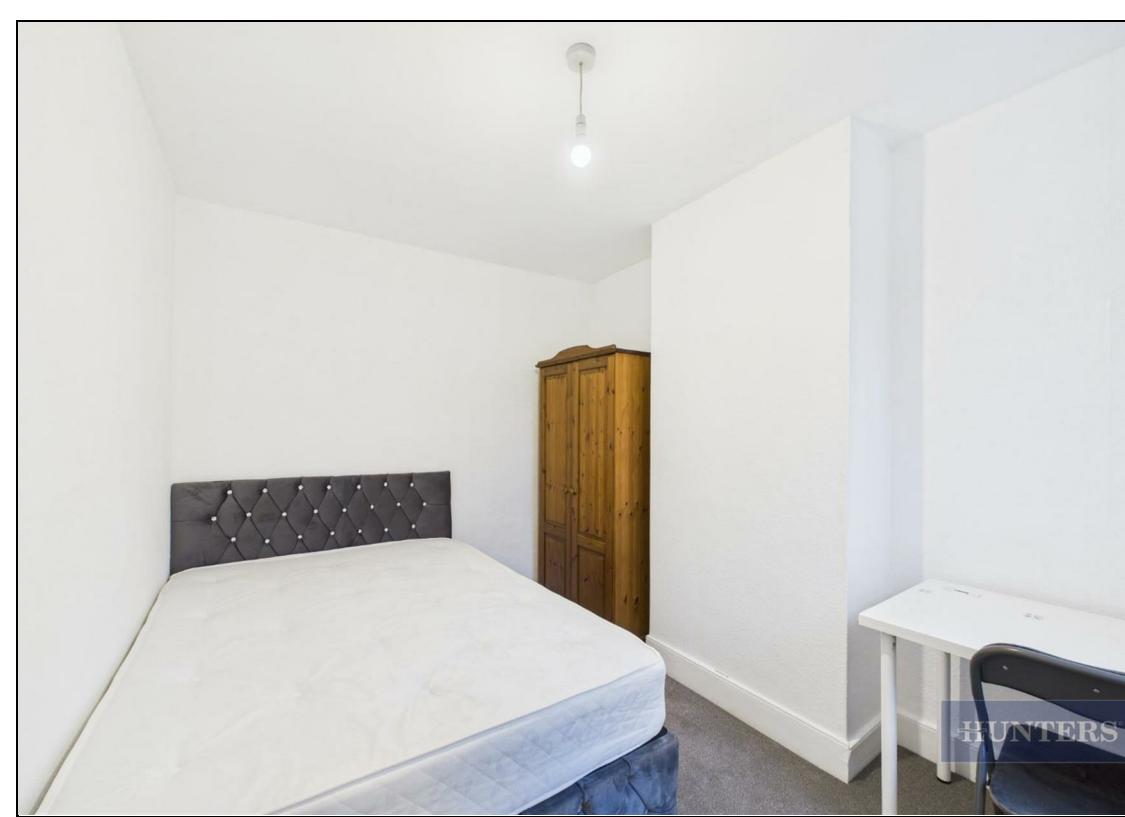
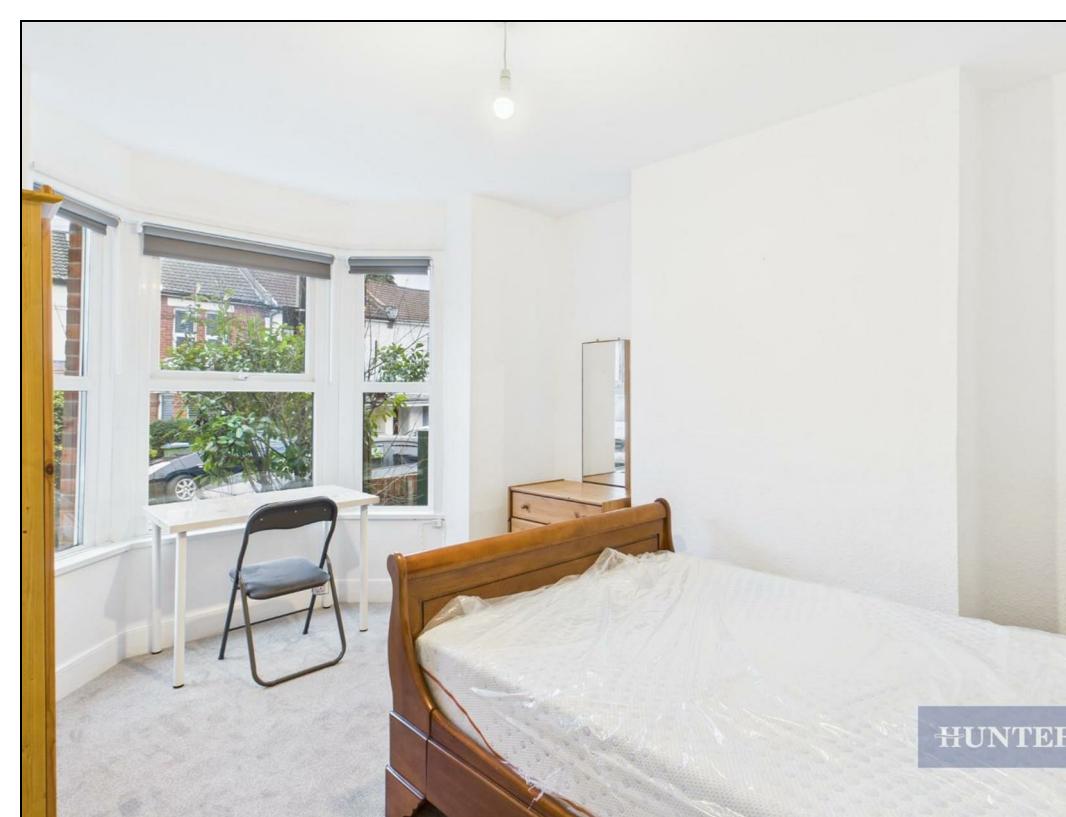
This house is within fair walking distance of University of Southampton and Portswood High Street. The tenancy entered into is an AST (assured shorthold tenancy) where each tenant and chosen guarantor is joint and severally liable for the duration for the tenancy.

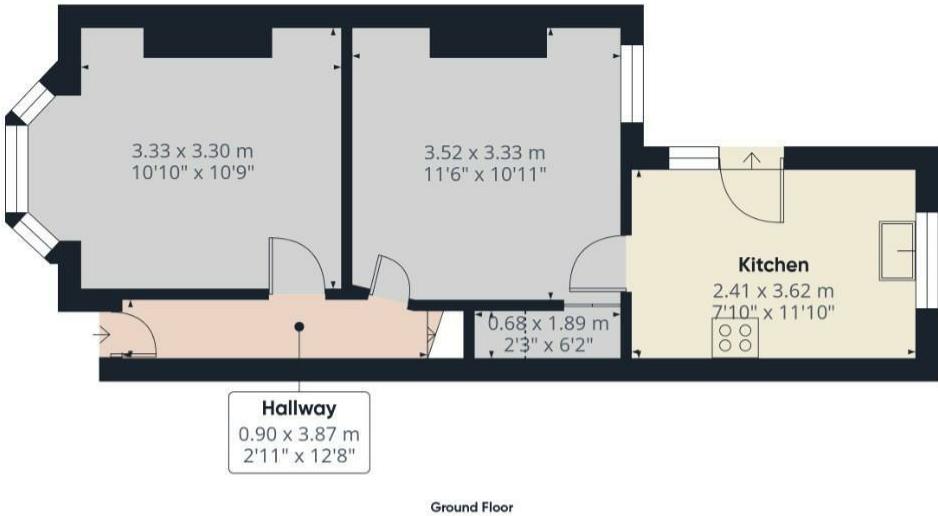
Bills included is an optional extra that can be discussed with the agent on viewing the house. The package is offered by a third party and is not included within the tenancy agreement or a service offered by the landlord directly.

KEY FEATURES

- New carpets and furniture to be provided
- Suitable for professional sharers or students
 - Spacious reception area
 - Modern kitchen
 - Walk-in shower
 - Private rear garden
 - Permit parking available
- Close to Southampton University
- Near Portswood High Street
- Available January







HUNTERS

Approximate total area⁽¹⁾

71.5 m²
769 ft²

Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces.

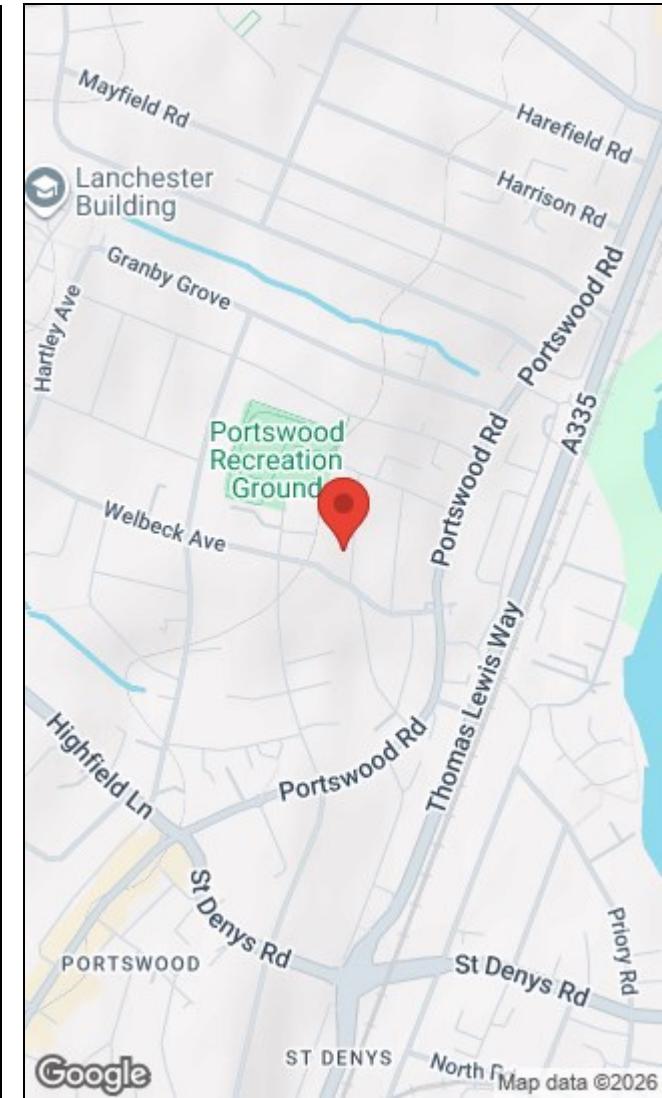
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	86	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
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