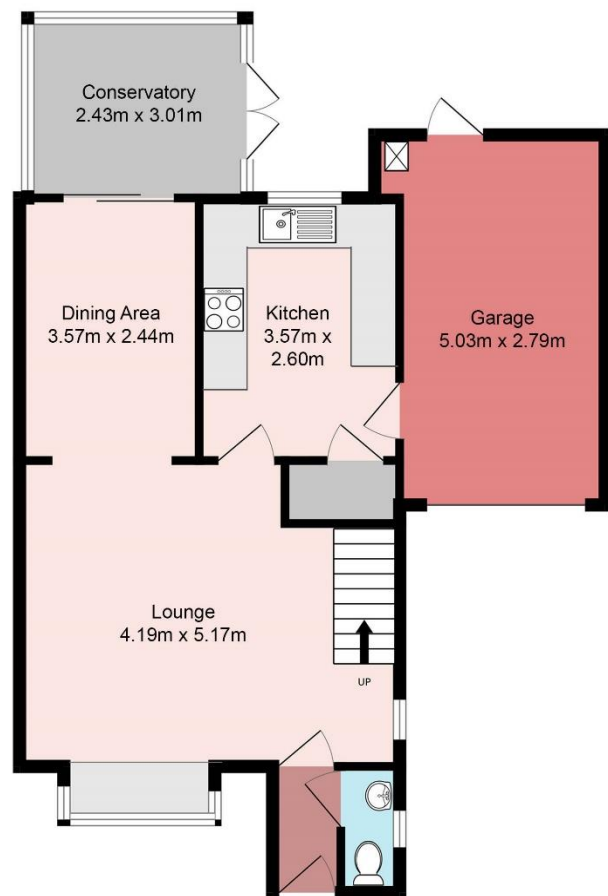


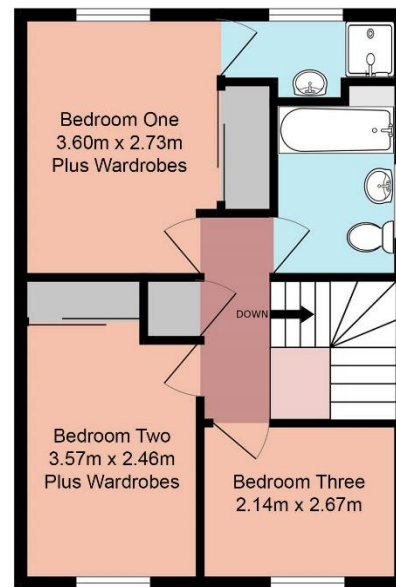


West Totton
£400,000

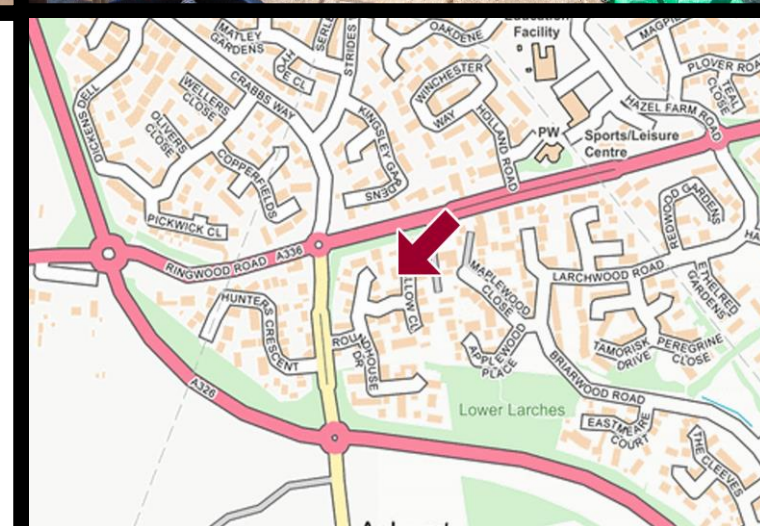
brantons



Ground Floor
66.1 sq.m. approx.



1st Floor
40.0 sq.m. approx.



Accommodation

Lounge 13' 9" x 17' 0" (4.19m x 5.17m)

Dining Area 11' 9" x 8' 0" (3.57m x 2.44m)

Kitchen 11' 9" x 8' 6" (3.57m x 2.60m)

Conservatory 8' 0" x 9' 11" (2.43m x 3.01m)

Bedroom One 11' 10" x 8' 11" (3.60m x 2.73m)

En-suite 3' 10" x 7' 10" (1.18m x 2.38m) Maximum

Bedroom Two 11' 9" x 8' 1" (3.57m x 2.46m)

Bedroom Three 7' 0" x 8' 9" (2.14m x 2.67m)

Bathroom 9' 0" x 5' 5" (2.74m x 1.66m) Maximum

Garage 16' 6" x 9' 2" (5.03m x 2.79m)

Downstairs W.C 5' 7" x 2' 5" (1.70m x 0.74m)

Property

Brantons Independent Estate Agents are delighted to present for sale this link-detached family home situated in a quiet yet convenient cul-de-sac location within the residential area of West Totton. The ground floor layout is comprised of a spacious lounge, open-plan dining area, modern kitchen, large conservatory and downstairs W.C. The first floor accommodation consists of three generously proportioned bedrooms with both bedrooms one and two benefiting from the use of fitted wardrobes. The master bedroom benefits from an en-suite shower room and from the landing there is also a family bathroom. At the rear of the property is a sunny South-Westerly facing garden which is mainly laid to lawn with patio seating area. The front of the property provides driveway parking which leads to a garage. The location is set within the often requested Foxhills and Hounslow school catchments and as a result of this Brantons advise that an early viewing will be necessary to avoid any later disappointment.

Features

- Link-Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Open-Plan Dining Area
- Conservatory
- Family Bathroom
- En-suite Shower Room
- Downstairs W.C.
- Driveway Parking & Garage
- South-Westerly Facing Rear Garden

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

- Infant: Hazel Wood
- Junior: Foxhills
- Senior: Hounslow

Distances

Motorway: 3.1 miles

Southampton Airport: 10.4 miles

Southampton City Centre: 6.4 miles

New Forest Park Boundary: 0.4 miles

Train Stations

- Ashurst: 2.8 miles

Totton: 1.8 miles

Directions

From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road.

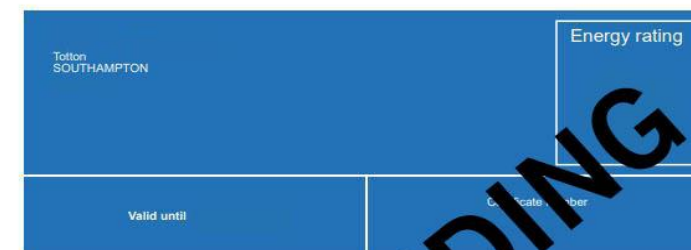
Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout.

Take the first left onto Fletchwood Road. Take the first left onto Swallow Close.

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)



Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is not a Private Rented Property (PRP), it can be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

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

www.brantons.co.uk

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e: enquiries@brantons.co.uk



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

