



Totton
£380,000

brantons



Property

Brantons Independent Estate Agents are proud to offer to the market this spacious and extended semi-detached family home situated in a highly desirable road within Totton.

The ground floor accommodation begins with an entrance porch which leads to into the hall that in turn leads to a sizable lounge-diner measuring approximately 21ft in length and features a fireplace. There is a modern refitted kitchen which leads to a useful utility room/bathroom with shower over the bath and large storage cupboard.

On the first floor is a large landing and three generously proportioned bedrooms which all benefit from the use of built in wardrobes. There is also a refitted family bathroom, which also has a shower over the bath.

At the rear of the property is the sunny South-Westerly facing garden which is largely laid to lawn and enjoys a good degree of privacy. There is also a useful timber storage shed and gated side access.

Brantons advise that in order to fully appreciate the location and accommodation on offer, an early viewing will be necessary as strong interest is expected.

Features

- Extended Semi Detached Family Home
- Three Generously Proportioned Bedrooms
- Spacious Lounge-Diner With Feature Fireplace
- Modern Refitted Kitchen
- Refitted Family Bathroom
- Block Paved Driveway Parking
- Garage With Side Door Access
- Private Established Rear Garden Mainly Laid To Lawn
- Highly Desirable Road Within Totton

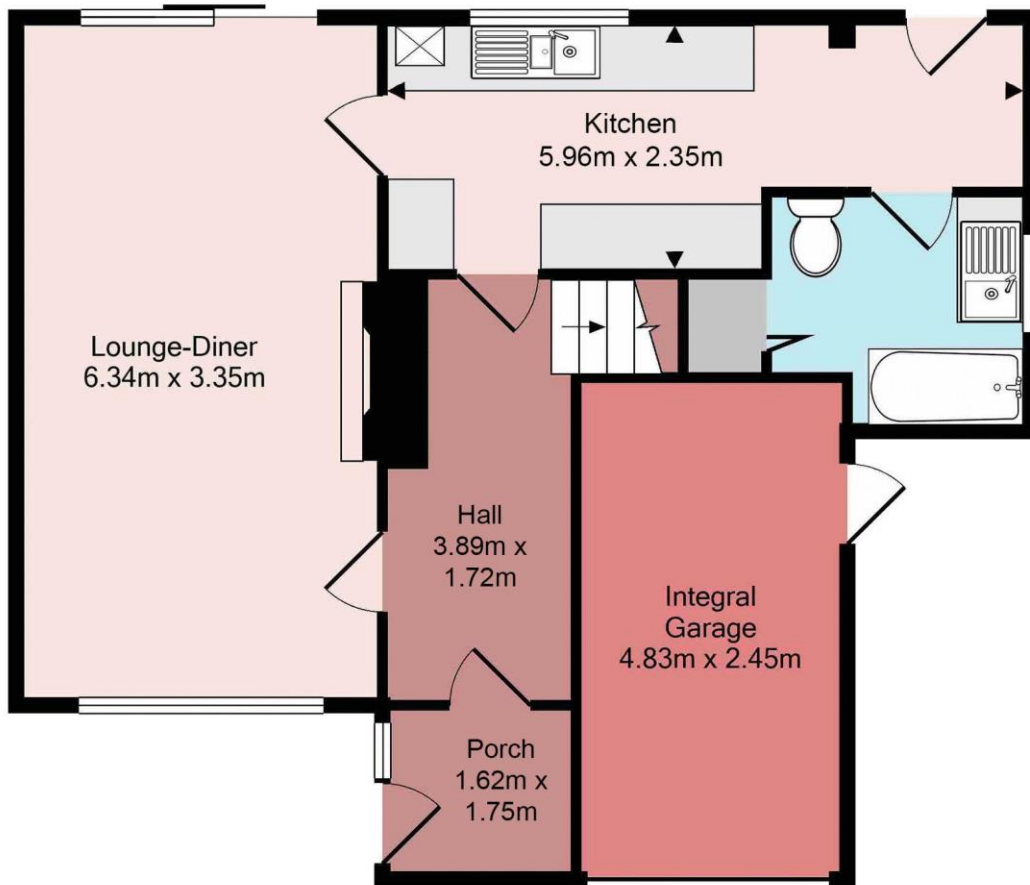


Area

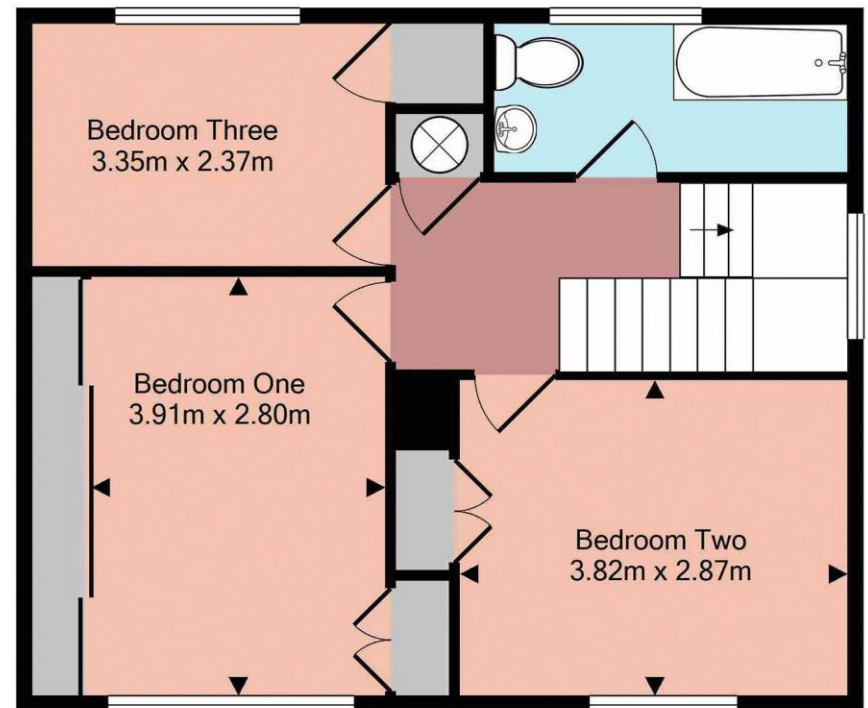
Totton is situated on the eastern edge of the New Forest National Park and is within 5 miles of Southampton's renewed West Quay shopping centre and access to the Isle of Wight. Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor



1st Floor

Accommodation

Porch 5' 4" x 5' 9" (1.62m x 1.75m)

Garage 15' 10" x 8' 0" (4.83m x 2.45m)

Hall 12' 9" x 5' 8" (3.89m x 1.72m)

Lounge 20' 10" x 11' 0" (6.34m x 3.35m)

Kitchen 7' 9" x 14' 0" (2.35m x 4.27m)

Downstairs Utility/Bathroom 7' 2" x 8' 0" (2.18m x 2.45m) Maximum

Landing 6' 2" x 14' 1" (1.88m x 4.29m)

Bedroom One 12' 10" x 9' 2" (3.91m x 2.80m) Plus Wardrobes

Bedroom Two 9' 5" x 12' 6" (2.87m x 3.82m)

Bedroom Three 7' 9" x 11' 0" (2.37m x 3.35m)

Bathroom 4' 6" x 11' 1" (1.38m x 3.38m)





Directions

1) From our office head northwest on Salisbury Road. 2) Take fifth right onto Testwood Lane. 3) Take the first left onto Greenfields Avenue. 4) Turn left into Hamtun Crescent.

Distances

Motorway: 2.0 miles

Southampton Airport: 9.0 miles

Southampton City Centre: 5.1 miles

New Forest Park Boundary: 2.6 miles

Train Stations Ashurst: 4.3 miles

Totton: 1.2 miles

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

Infant: Oakfield

Junior: Oakfield

Senior: Testwood

Energy Performance

4/20/2021

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

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40	Energy rating C
Valid until 9 July 2026	Certificate number

Property type
Semi-detached house

Total floor area
92 square metres

Rules on letting this property

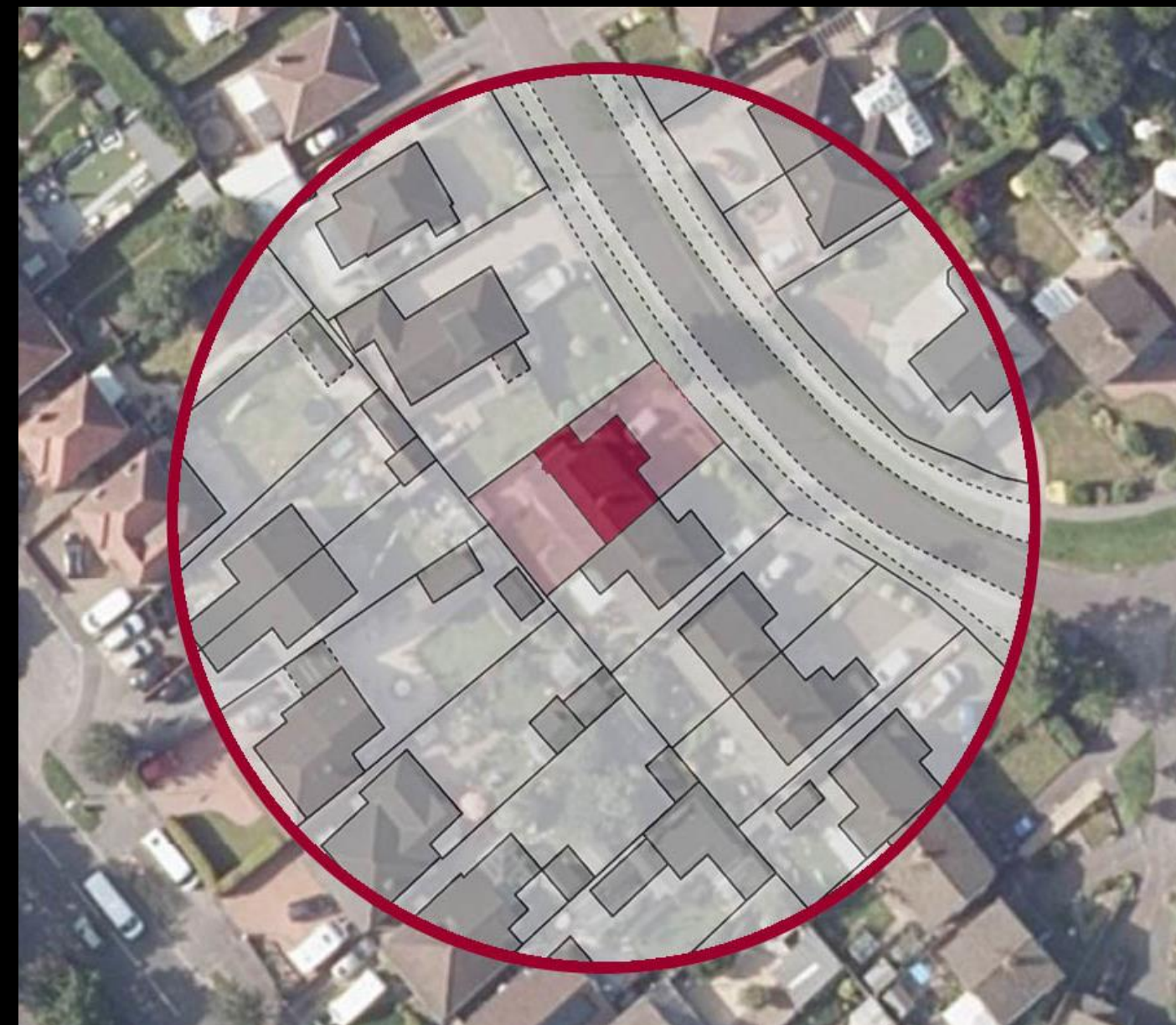
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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





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Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

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.

t: 02380 875 020

e: enquiries@brantons.co.uk

