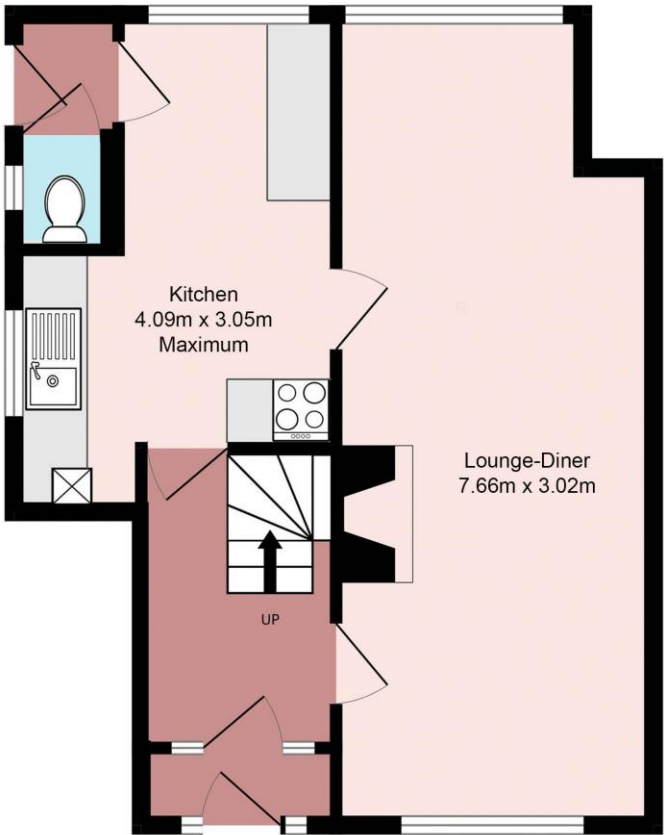




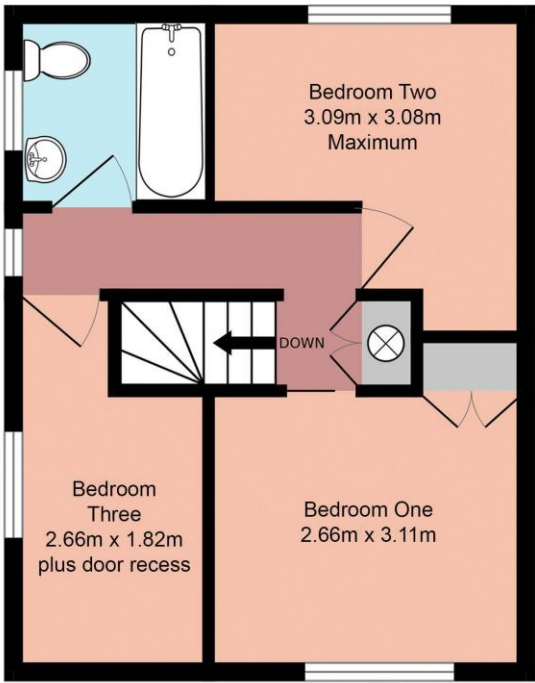
11, Hymans Way, Totton, SO40 3DL  
£333,000

**brantons**





Ground Floor  
41.2 sq.m. approx.



1st Floor  
30.3 sq.m. approx.



Accommodation

Lounge-Diner

25' 2" x 9' 11" (7.66m x 3.02m)

Kitchen

10' 0" x 13' 5" (3.05m x 4.09m) Maximum

Downstairs W.C

3' 4" x 2' 6" (1.02m x 0.77m)

Bedroom One

8' 9" x 10' 2" (2.66m x 3.11m) Plus Wardrobes

Bedroom Two

10' 2" x 10' 1" (3.09m x 3.08m) Maximum

Bedroom Three

8' 9" x 6' 0" (2.66m x 1.82m)

Bathroom

5' 9" x 5' 11" (1.76m x 1.81m)

Property

An exciting opportunity arises to purchase this charming detached home situated in a convenient cul-de-sac within Central Totton set within close level walking distance to local amenities. The ground floor begins with an enclosed porch leading into a hallway with turning staircase to the first floor. There is a spacious lounge-diner measuring approximately 25ft in length and a feature fireplace. The kitchen is modern in style with duel aspect windows allowing for plenty of natural light and furthermore, there is also a downstairs W.C and external side door. The first floor accommodation consists of three bedrooms with the master enjoying the use of a built in wardrobe, and there is also a family bathroom. To the front of the property is driveway parking and gated side access and to the rear is a private enclosed garden. The sunny southerly facing rear garden is laid to low maintenance patio seating, and shingle stone and there is also a timber storage shed. To fully appreciate the location and accommodation this property has to offer, please contact Brantons to arrange a viewing at your earliest convenience.

Features

▪ Charming Detached Home

▪ Three Bedrooms With Built in Wardrobe to the Master

▪ Enclosed Porch & Entrance Hallway

▪ Lounge-Diner With Feature Fireplace

▪ Modern Kitchen With Duel Aspect Windows

▪ Downstairs W.C

▪ Family Bathroom

▪ Ample Driveway Parking & Gated Side Access

▪ Low Maintenance Rear Garden

▪ Convenient Location Close to Nearby Amenities &

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

Infant: Lydlynch

Junior: Abbotswood

Senior: Testwood

Distances

Motorway: 1.3 miles

Southampton Airport: 8.6 miles

Southampton City Centre: 4.6 miles

New Forest Park Boundary: 1.9 miles

Train Stations

Ashurst: 4.4 miles

Totton: 0.8 miles

Directions

1) From our office travel West on Water Lane for approx. 0.3 miles. 2) Turn left into Hymans Way.

Energy Performance

10/3/24, 10:00 AM

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

Energy performance certificate (EPC)

Hymans Way  
Totton  
SOUTHAMPTON  
SO40

Energy rating  
**D**

Valid until: 2 May 2032  
Certificate number:

Property type

Detached bungalow

Total floor area

71 square metres

Rules on letting this property

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

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 rating and score

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

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

55-68

D

55 D

73 C

39-54

E

21-38

F

1-20

G

The Property Ombudsman

Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

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.



