



West Totton  
£329,950

**brantons**







## Property

An exciting opportunity arises to purchase this extended semi-detached home situated in a quiet cul-de-sac location within the ever popular residential area of West Totton.

The ground floor accommodation is comprised of a lounge with feature fireplace and sliding patio door, separate dining room, kitchen, breakfast room, study and W.C. Upstairs consists of three bedrooms and a bathroom with shower-bath.

Additional features of the property include driveway parking leading to a garage which can be accessed integrally and there is also a generous rear garden that benefits from a good degree of privacy and seclusion. The garden is mainly laid to lawn with patio seating area.

No forward chain is offered and Brantons are sure that because of the location and accommodation on offer an early viewing will be necessary to avoid any later disappointment.

## Features

- Extended Semi-Detached House
- Three Bedrooms
- Lounge With Feature Fireplace
- Dining Room
- Kitchen-Breakfast Room
- Study & Downstairs W.C
- Family Bathroom
- Driveway Parking Leading To Garage
- Sizeable Private Rear Garden
- No Forward Chain Offered

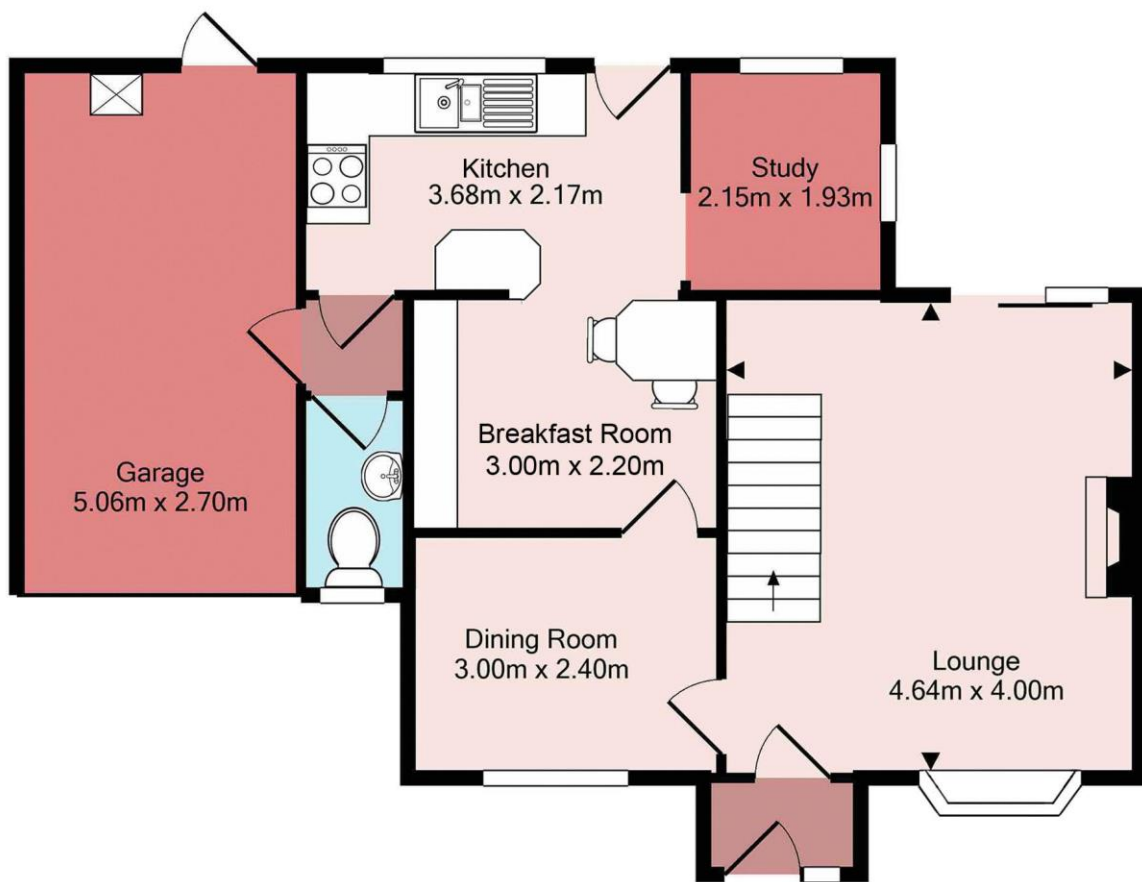


## Area

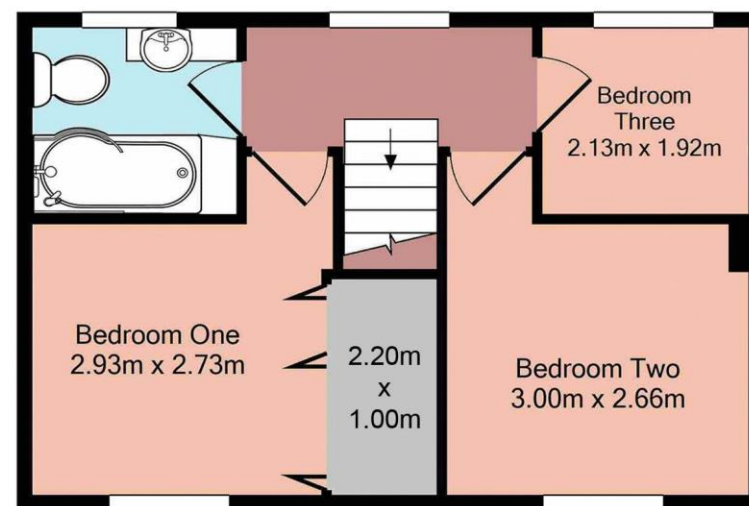
The preferred residential area of West Totton was largely developed during the 1980's and is situated on the eastern edge of the New Forest. West Totton is well served by nearby transport links with regular main line train services to London Waterloo, comprehensive bus routes and within easy reach of a motorway.

West Totton is also home to the Hangar Farm Arts Centre which provides the community with a professional entertainment venue showing an exhilarating array of exhibitions and performing arts. The town of Totton has a number of shops including two large super markets, pubs and food outlets. Locals enjoy easy access to a vast array of shopping at Southampton's West Quay shopping centre which is only around five miles away. Families enjoy the close proximity to the New Forest National Park with its enjoyable walks and picturesque villages.





Ground Floor



1st Floor



## Accommodation

**Lounge** 15' 3" x 13' 1" (4.64m x 4.00m)

**Garage** 16' 7" x 8' 10" (5.06m x 2.70m)

**Dining Room** 9' 10" x 7' 10" (3.00m x 2.40m)

**Kitchen** 12' 1" x 7' 1" (3.68m x 2.17m)

**Breakfast Room** 9' 10" x 7' 3" (3.00m x 2.20m)

**Study** 7' 1" x 6' 4" (2.15m x 1.93m)

**Downstairs W.C** 5' 10" x 3' 1" (1.78m x 0.93m)

**Bedroom One** 9' 7" x 8' 11" (2.93m x 2.73m) Plus Wardrobes

**Bedroom Two** 9' 10" x 8' 9" (3.00m x 2.66m)

**Bedroom Three** 7' 0" x 6' 4" (2.13m x 1.92m)

**Bathroom** 6' 10" x 5' 11" (2.08m x 1.81m)









## Directions

- 1) From our office head east on Salisbury Road A36.
- 2) At the roundabout take the third exit on Ringwood Road A336.
- 3) Continue straight across the next roundabout.
- 4) Turn left into Graddidge Way.
- 5) Take the first right into Galsworthy Road.

## Distances

Motorway: 2.4 miles  
 Southampton Airport: 10.9 miles  
 Southampton City Centre: 5.4 miles  
 New Forest Park Boundary: 1.0 miles  
 Train Stations  
 Ashurst: 3.4 miles  
 Totton: 1.6 miles

## Information

Local Authority: New Forest District Council  
 Council Tax Band: C  
 Tenure Type: Freehold  
 School Catchments  
 Infant: Hazel Wood  
 Junior: Foxhills  
 Senior: Hounsdown

## Energy Performance

### Energy Performance Certificate



Totton, SOUTHAMPTON, SO40 8

Dwelling type: Semi-detached house  
 Date of assessment: 10 September 2012  
 Date of certificate: 10 September 2012  
 Reference number:  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 53 m<sup>2</sup>

#### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

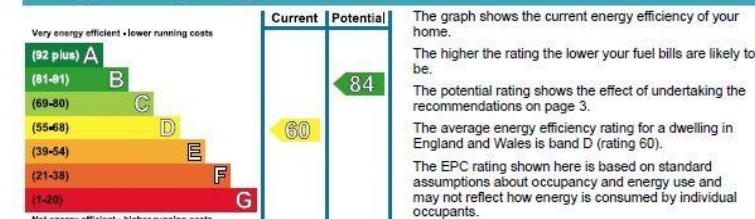
Estimated energy costs of dwelling for 3 years:	£ 1,854
Over 3 years you could save	£ 471

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 96 over 3 years	You could save £ 471 over 3 years
Heating	£ 1,431 over 3 years	£ 1,122 over 3 years	
Hot Water	£ 234 over 3 years	£ 165 over 3 years	
Totals	£ 1,854	£ 1,383	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating



#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 45
2 Floor insulation	£800 - £1,200	£ 99
3 Low energy lighting for all fixed outlets	£75	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.





[www.brantons.co.uk](http://www.brantons.co.uk)

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