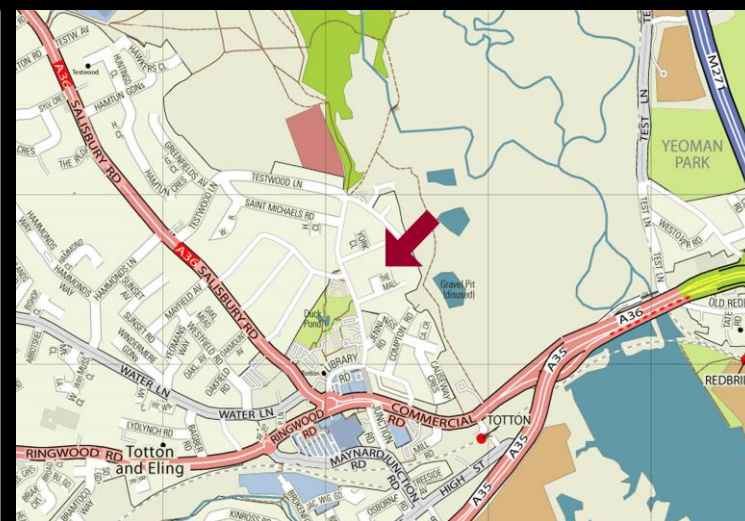
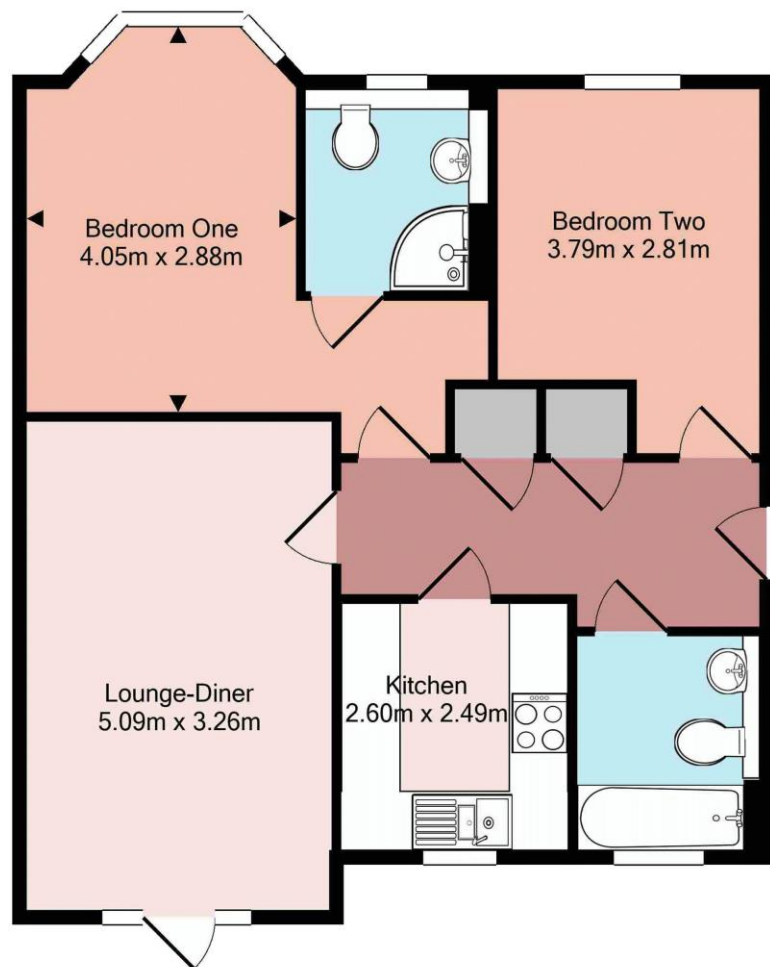




40, The Mallards, Totton, SO40 3FQ
£249,950

brantons



Accommodation

Lounge-Diner 16' 8" x 10' 8" (5.09m x 3.26m)
Kitchen 8' 6" x 8' 2" (2.60m x 2.49m)
Bedroom One 13' 3" x 9' 5" (4.05m x 2.88m) Into Bay
En-suite 7' 0" x 6' 6" (2.14m x 1.97m)
Bedroom Two 12' 5" x 9' 3" (3.79m x 2.81m)
Bathroom 7' 7" x 6' 3" (2.30m x 1.91m)

Property

Brantons Independent Estate Agents are pleased to present for sale this stunning purpose built ground floor flat constructed in 2012 by reputable builders Linden Homes. The surprisingly spacious accommodation is comprised of two double bedrooms with en-suite to the master, lounge-diner with glazed patio door, contemporary kitchen with fitted appliances and a modern family bathroom.

Additional features of the property include ample storage space, and allocated car parking for at least two vehicles. Properties of this nature ideally suit first time buyers and ‘Buy to Let’ investors alike. As a result of this, Brantons assure that an early internal inspection is a must to fully appreciate the location and accommodation on offer.

Features

- Purpose Built Ground Floor Flat Built c. 2012
- Two Double Bedrooms
- Spacious Lounge-Diner With Glazed Patio Door
- Modern Kitchen With Integral Appliances
- Family Sized Bathroom

- En-suite To Master
- Patio Seating Area
- Allocated Parking For at Least Two Vehicles
- Walking Distance Of Local Amenities
- Popular Residential Location

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Leasehold

School Catchments

Infant: Oakfield

Junior: Oakfield

Senior: Testwood

Distances

Motorway: 1.1 miles

Southampton Airport: 8.4 miles

Southampton City Centre: 4.3 miles

New Forest Park Boundary: 1.9 miles

Train Stations

Ashurst: 4.8 miles

Totton: 0.5 miles

Directions

1) From our office head North on Salisbury Road. 2) Take the fourth right into Stannington Crescent. 3) Turn right onto Stannington Way. 4) At the end of the road, turn right onto Testwood Lane. 5) Take the first left into Testwood Place. 6) Turn left into The Mallards.

Energy Performance

2/21/25, 2:53 PM

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

Energy performance certificate (EPC)

40, The Mallards
Totton
SOUTHAMPTON
SO40 3FQ

Energy rating
C

Valid until: 6 June 2029
Certificate number: 0507-2828-7861-9201-2165

Property type

Ground-floor flat

Total floor area

65 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 C. 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

80 C

80 C

55-68

D

39-54


E

21-38

F

1-20

G



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | 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.

