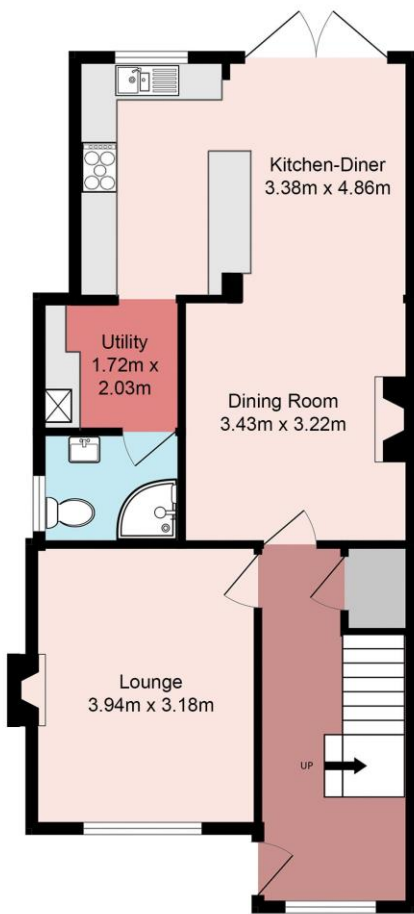


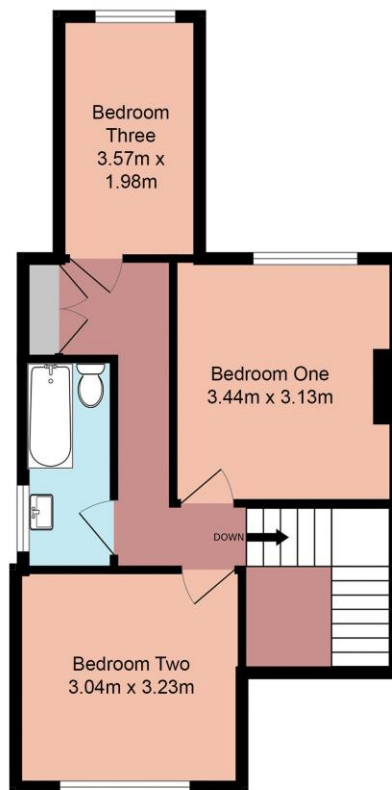


14, Testwood Place, Totton, SO40 3BE
£410,000

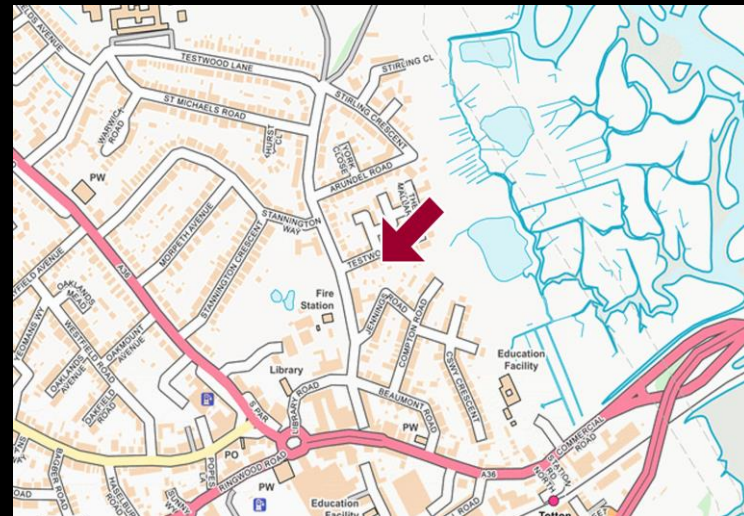
brantons



Ground Floor



1st Floor



Accommodation	
Hall	17' 2" x 6' 9" (5.24m x 2.05m)
Lounge	12' 11" x 10' 5" (3.94m x 3.18m)
Dining Room	11' 3" x 10' 7" (3.43m x 3.22m)
Kitchen-Diner	11' 1" x 15' 11" (3.38m x 4.86m)
Utility Room	5' 8" x 6' 8" (1.72m x 2.03m)
Shower Room	5' 2" x 6' 7" (1.58m x 2.00m)
Bedroom One	11' 3" x 10' 3" (3.44m x 3.13m)
Bedroom Two	10' 0" x 10' 7" (3.04m x 3.23m)
Bedroom Three	11' 9" x 6' 6" (3.57m x 1.98m)
Bathroom	9' 9" x 4' 3" (2.98m x 1.30m)

Property
As sole agents Brantons offer for sale this spacious semi-detached family residence situated in a convenient central location within Totton. The ground floor layout begins with a spacious entrance hall with vaulted ceiling and in turn leads to; a lounge with feature fireplace, open plan dining area and open-plan kitchen with French doors, and there is also a useful utility room, and also a shower room. The first floor accommodation consists of three generously proportioned bedrooms and a contemporary family bathroom.
Additional benefits of the property include block paved driveway parking, detached garage, and a rear garden measuring approximately 125ft in length. The property is presented to a good standard of decorative order throughout and the versatile layout favours modern family living. As a result of this, Brantons advise an early viewing to avoid any later disappointment.

Features
<div><ul style="list-style-type: none">Semi Detached Family HomeThree BedroomsLounge with Feature FireplaceOpen-Plan Kitchen-DinerUtility Room</div> <div><ul style="list-style-type: none">Downstairs Shower RoomFamily BathroomBlock Paved Driveway Parking & Detached GarageRear Garden Approx. 125ft in LengthConvenient Residential Location</div>

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.0 miles
Council Tax Band: C	Southampton Airport: 8.3 miles
Tenure Type: Freehold	Southampton City Centre: 4.4 miles
School Catchments	New Forest Park Boundary: 1.9 miles
Infant: Lydlynch	Train Stations
Junior: Abbotswood	Ashurst: 4.7 miles
Senior: Testwood	Totton: 0.7 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. The property will be found on the left hand side.

Energy Performance

Energy performance certificate (EPC)

14 Testwood Place
Totton
SOUTHAMPTON
SO40 3BE

Energy rating

C

Valid until:

23 April 2035

Certificate number:

2248-3049-5204-4525-6204

Property type

Semi-detached house

Total floor area

106 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 B.

[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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

