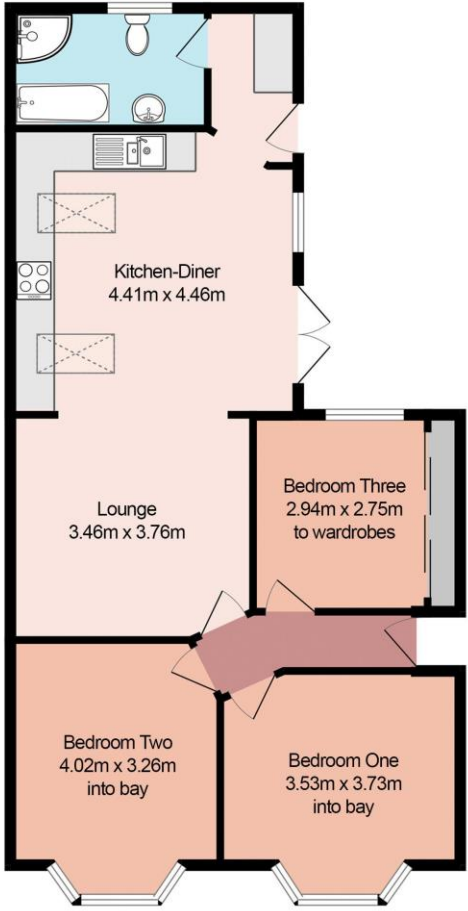




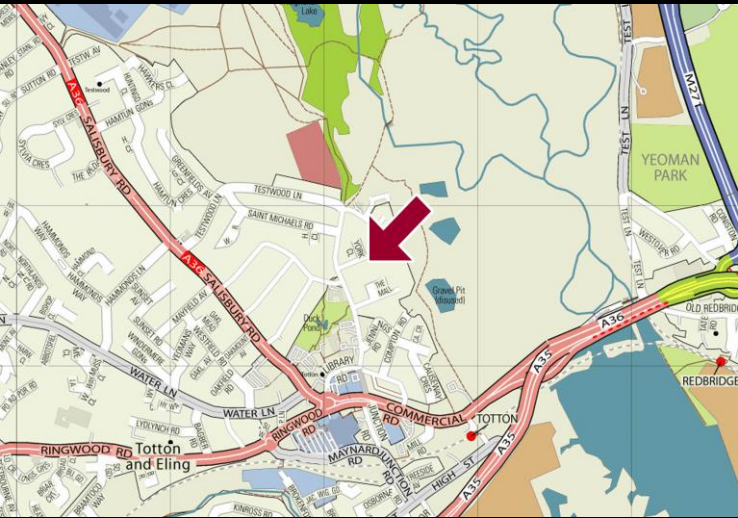
30, Arundel Road, Totton, SO40 3BH  
£415,000

**brantons**





Ground Floor  
77.8 sq.m. approx.



Accommodation	
Lounge	11' 4" x 12' 4" (3.46m x 3.76m)
Kitchen-Diner	14' 6" x 14' 8" (4.41m x 4.46m)
Utility	8' 2" x 4' 3" (2.49m x 1.29m)
Bedroom One	11' 7" x 12' 3" (3.53m x 3.73m) into bay
Bedroom Two	13' 2" x 10' 8" (4.02m x 3.26m) into bay
Bedroom Three	9' 8" x 9' 0" (2.94m x 2.75m) to wardrobes
Bathroom	6' 1" x 10' 0" (1.86m x 3.05m)
Cabin	9' 8" x 13' 7" (2.95m x 4.13m)
Summer House	7' 7" x 8' 6" (2.30m x 2.59m)

Property
Situated on a convenient residential road within Totton and overlooking the Lower Test Valley nature reserve; Brantons Independent Estate Agents are delighted to offer for sale this charming detached bungalow. The accommodation consists of three double bedrooms, two of which benefit from bay windows, and the third enjoys the use of a built-in wardrobe. There is a spacious lounge which is open plan into an impressive kitchen-diner with integral appliances, French doors and Velux windows. The kitchen leads into a useful utility room and furthermore, there is a four piece family bathroom. To the front of the property is ample driveway parking for several vehicles as well as a well maintained lawned area. To the rear is a private enclosed garden which benefits from a good degree of privacy and also incorporates two timber outbuildings, one of which being a summer house and the other a workshop/cabin. Brantons advise booking an early viewing to avoid any disappointment.

Features
<div><ul style="list-style-type: none"><li>Charming Detached Bungalow</li><li>Three Double Bedrooms</li><li>Spacious Open-Plan Lounge</li><li>Impressive Kitchen-Diner with Velux Windows &amp; French Doors</li><li>Useful Utility</li></ul></div> <div><ul style="list-style-type: none"><li>Four Piece Family Bathroom</li><li>Ample Driveway Parking for Several Vehicles</li><li>Private Enclosed Rear Garden With Two Timber Outbuildings</li><li>Wonderful Views Over Lower Test Valley Nature Reserve</li><li>Conveniently Located Close to Town Centre</li></ul></div>

Information	Distances
Local Authority: New Forest District Council	Motorway: 1.1 miles
Council Tax Band: C	Southampton Airport: 8.5 miles
Tenure Type: Freehold	Southampton City Centre: 4.4 miles
School Catchments	New Forest Park Boundary: 2.2 miles
Infant: Oakfield	Train Stations
Junior: Oakfield	Ashurst: 4.7 miles
Senior: Testwood	Totton: 0.6 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 left onto Testwood Lane. 5) Take the first right onto Arundel Road.

# Energy Performance

## Energy performance certificate (EPC)

30 Arundel Road  
Totton  
SOUTHAMPTON  
SO40 3BH

Energy rating  
**C**

Valid until: 10 July 2035

Certificate number: 6035-2623-7500-0229-2292

Property type

Detached bungalow

Total floor area

79 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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



