

12, Burnbank Gardens, Totton, SO40 8WE £525,000

brantons



Property

Situated in a highly regarded residential area within Totton, Brantons Independent Estate Agents are delighted to present for sale this detached executive style family home.

The ground floor layout is comprised of a spacious lounge with feature fireplace and French doors, a dining room, modern kitchen with utility area, and from the hallway, there is a W.C. The first floor accommodation consists of four generous bedrooms with the master benefiting from fitted wardrobes and the luxury use of an en-suite shower room. From the landing there is also a family bathroom.

Additional features of the property include ample parking that leads to a sizable double garage and to the rear of the property is the garden. The partially walled garden is laid to lawn with two patio seating areas and a pleasant surrounding array of plants, bushes and shrubs.

The property is set in a quiet cul-de-sac setting and enjoys a good degree of privacy and seclusion. The location is within close distance to shops, amenities and transport links. As a result of this, Brantons suggest an early viewing will be necessary to avoid any later disappointment.



Features

- Sizable Detached Family Home
- Four Bedrooms
- Lounge With Feature Fireplace
 Kitchen With Utility Area
- Separate Dining Room With French Doors
- Downstairs W.C
- Family Bathroom & En-suite To Master
- Driveway Parking Leading To Double Garage
- Large Rear Garden With Lawn & Two Patio Seating Areas
- Cul-de-sac Location Within Close Distance to Town Centre



Area

Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





1st Floor 53.4 sq.m. approx.

Accommodation

Porch 4' 10'' x 5' 1'' (1.47m x 1.56m) Hall 9' 1'' x 9' 11'' (2.76m x 3.03m) Lounge 19' 6'' x 11' 4'' (5.94m x 3.45m) Dining Room 10' 0'' x 9' 10'' (3.04m x 3.00m) Kitchen 13' 10'' x 8' 3'' (4.21m x 2.51m) Downstairs W.C 4' 9'' x 3' 1'' (1.44m x 0.95m) Utility Room 5' 3'' x 8' 2'' (1.59m x 2.50m) Bedroom One 12' 10'' x 9' 7'' (3.91m x 2.91m) En-suite 6' 6'' x 5' 7'' (1.97m x 1.69m) Bedroom Two 9' 9'' x 11' 5'' (2.96m x 3.47m)
 Bedroom Three
 9' 7'' x 11' 5'' (2.91m x 3.48m)

 Bedroom Four
 6' 9'' x 7' 5'' (2.07m x 2.27m)

 Bathroom
 6' 4'' x 6' 7'' (1.94m x 2.00m)

 Double Garage
 16' 6'' x 17' 3'' (5.02m x 5.25m)











Directions

1) From our office head South on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood Road/A336. 3) At the roundabout continue straight across. 4) Continue on Ringwood Road for approximately 0.4 miles. 5) Take the third left into Broadmeadow Close then turn left again into Burnbank Gardens.

	Information	
	Local Authority: New Fore	est District Council
	Council Tax Band: D	
es	Tenure Type: Freehold	
niles	School Catchments	Infant: Lydlynch
st: 1.0 miles		Junior: Abbotswood
n: 1.0 miles		Senior: Testwood
	es niles rst: 1.0 miles n: 1.0 miles	Local Authority: New Ford Council Tax Band: D Tenure Type: Freehold niles School Catchments







Energy Performance

12 Burnbank Gardens Totton	Energy rating	Valid until:	17 July 2035
SOUTHAMPTON SO40 8WE	C	Certificate number:	9658-3052-7203-4815-7200
operty type	ſ	Detached house	
otal floor area	115 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/domesticprivate-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

1.20

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

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

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.

See how to improve this property's energy efficiency.

For properties in England and Wales:



the average energy rating is D the average energy score is 60



The Property 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.