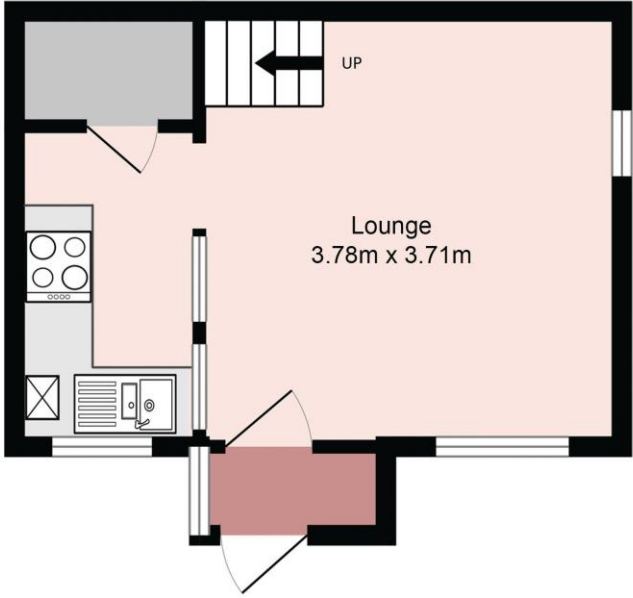


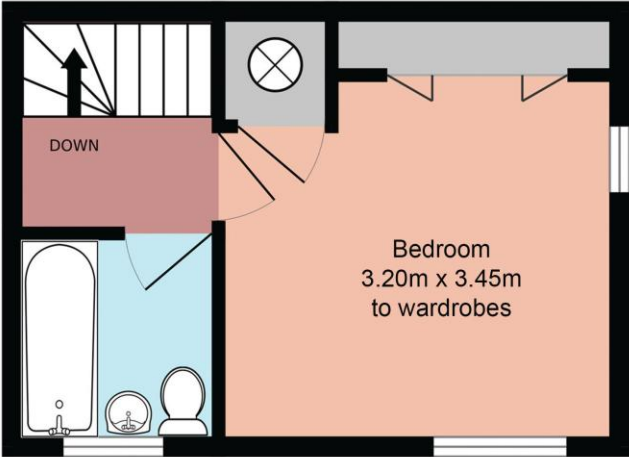


7, Penhale Way, Totton, SO40 7JU
£219,950

brantons



Ground Floor
21.4 sq.m. approx.



1st Floor
20.1 sq.m. approx.



Accommodation

Lounge

12' 5" x 12' 2" (3.78m x 3.71m)

Kitchen

9' 1" x 5' 3" (2.78m x 1.60m)

Bedroom One

10' 6" x 11' 4" (3.20m x 3.45m) to wardrobes

Bathroom

6' 1" x 5' 11" (1.86m x 1.81m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this delightful corner house situated in the highly regarded residential area of Ashurst Bridge.

The accommodation begins with an entrance porch that leads to; a lounge with dual aspect windows and a kitchen with large storage cupboard. There is a staircase leading to the first floor which consists of a double bedroom with built in wardrobe, and from the landing is a family sized bathroom.

Additional benefits of the property include UPVC double glazing, gas central heating, and allocated car parking nearby. No forward chain is offered and Brantons suggest an early viewing to avoid any later disappointment.

Features

- *NO FORWARD CHAIN*
- Delightful Starter Home
- Double Bedroom with Built in Wardrobe
- Entrance Porch
- Lounge with Dual Aspect Windows

- Kitchen with Large Storage Cupboard
- Bathroom
- Gas Central Heating & UPVC Double Glazing
- Allocated Parking plus Visitor Space
- Highly Regarded Cul-de-sac Location

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: N/A

Junior: N/A

Senior: N/A

Distances

Motorway: 2.7 miles

Southampton Airport: 10.0 miles

Southampton City Centre: 5.9 miles

New Forest Park Boundary: 0.9 miles

Train Stations

Ashurst: 2.3 miles

Totton: 2.2 miles

Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge Street turn left then immediately right on to Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the third exit onto the A35 travelling east. Take the first left into Rushington Ave. Turn left into Lackford Ave. Turn left into Bartley Avenue. Turn left into Rushington Lane and continue over the bridge. Turn right into Ibbotson Way. Take the second right into Penhale Way.

Energy Performance

Energy performance certificate (EPC)

7 Penhale Way
Totton
SOUTHAMPTON
SO40 7JU

Energy rating
C

Valid until: 14 March 2034
Certificate number: 6370-2717-5370-2094-5675

Property type
End-terrace house

Total floor area
41 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 A.

[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

92 A

81-91

B

69-80

C

73 C

55-68

D

39-54

E

21-38

F

1-20

G

The Property Ombudsman

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.

