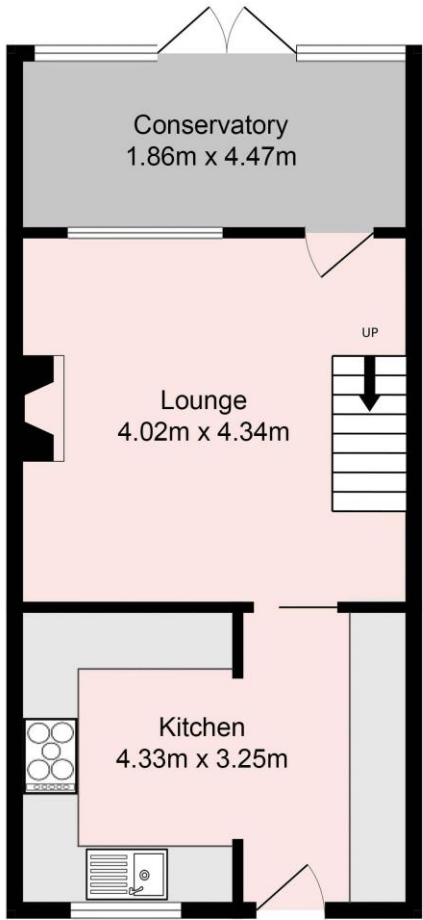




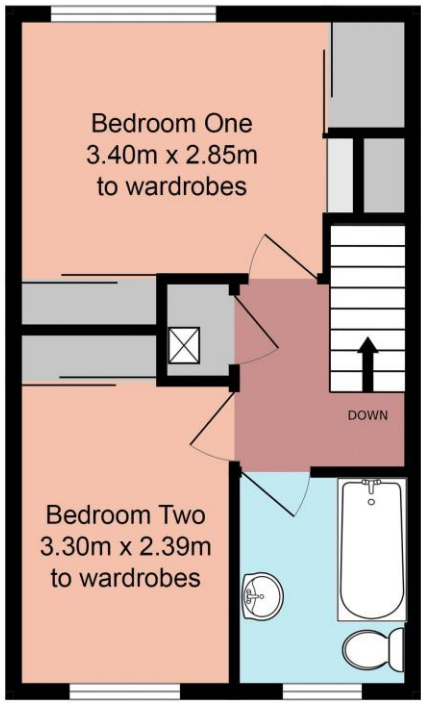
12, Blackwater Mews, Totton, SO40 2GL  
£285,000

**brantons**

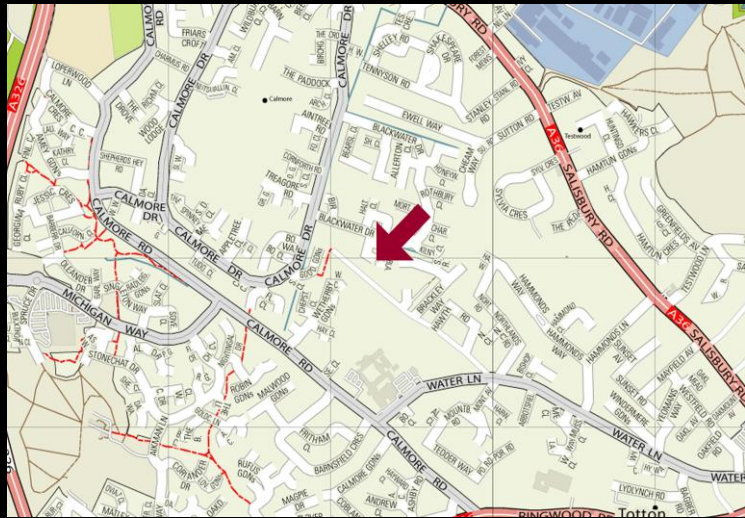




Ground Floor



1st Floor



Accommodation

Lounge

13' 2" x 14' 3" (4.02m x 4.34m)

Kitchen

14' 2" x 10' 8" (4.33m x 3.25m)

Conservatory

6' 1" x 14' 8" (1.86m x 4.47m)

Bedroom One

11' 2" x 9' 4" (3.40m x 2.85m) to Wardrobes

Bedroom Two

10' 10" x 7' 10" (3.30m x 2.39m) to Wardrobes

Bathroom

7' 7" x 6' 1" (2.32m x 1.85m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this immaculately presented end of terrace home. The property is situated in the corner of a quiet cul-de-sac within the ever popular location of Calmore.

The ground floor layout is comprised of a spacious lounge, sizable refitted kitchen with integral appliances, and a conservatory with French doors. The first floor accommodation consists of two bedrooms which both benefit from the use of fitted wardrobes and there is also a modern family bathroom. Additional benefits of the property include a nearby garage, off road allocated car parking, and an enclosed rear garden. The southerly facing garden enjoys a sunny aspect and is laid to low maintenance patio and aggregate, with gated side access and storage shed. Brantons are sure that because of the location and accommodation on offer that an early viewing will be essential to avoid any later disappointment.

Features

▪ End of Terrace Home

▪ Two Bedrooms, both with Built in Wardrobes

▪ Spacious Lounge with Feature Chimney Breast

▪ Sizable Refitted Kitchen with Integrated Appliances

▪ Conservatory With French Doors

▪ Contemporary Family Bathroom

▪ Garage In Nearby Block & Allocated Parking to Front

▪ Low Maintenance Southerly Facing Rear Garden

▪ Ideal First Purchase or 'Buy to Let' Rental Investment

▪ Quiet Corner Cul-de-sac Position

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: Lydlynch

Junior: Abbotswood

Senior: Testwood

Distances

Motorway: 2.3 miles

Southampton Airport: 10.2 miles

Southampton City Centre: 6.3 miles

New Forest Park Boundary: 1.4 miles

Train Stations

Ashurst: 4.9 miles

Totton: 2.5 miles

Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit on to Calmore Drive and take left hand turn to continue on Calmore drive. 3) Take the fourth left onto Blackwater Drive. 4) Take the second right into Blackwater Mews. 5) Turn left then immediately right where the property will be found on the left hand side.

Energy Performance

Energy performance certificate (EPC)

12, Blackwater Mews  
Totton  
SOUTHAMPTON  
SO40 2GL

Energy rating  
**D**

Valid until: 14 September 2026

Certificate number: 8176-7121-4390-6708-0902

Property type

End-terrace house

Total floor area

73 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 D. 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

69-80

C

55-68

D

64 D

83 B

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](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto: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.



