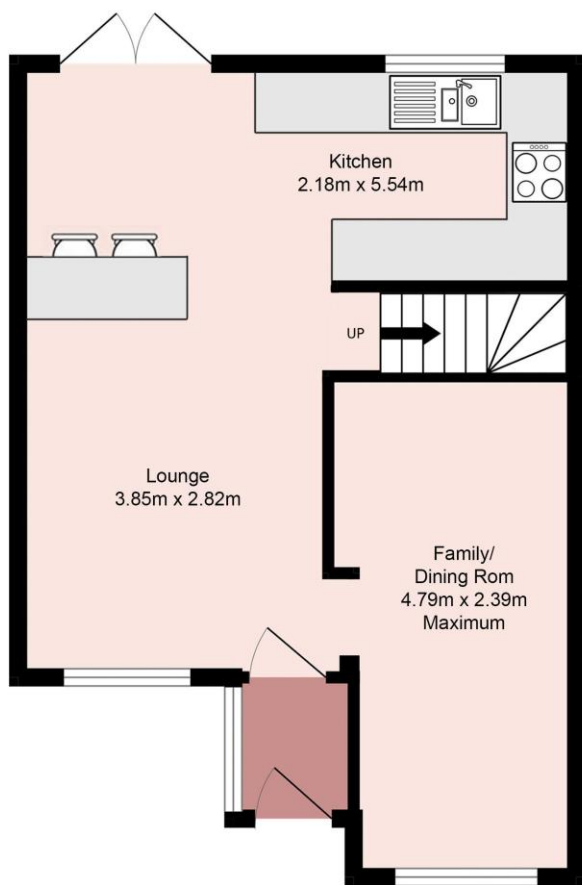
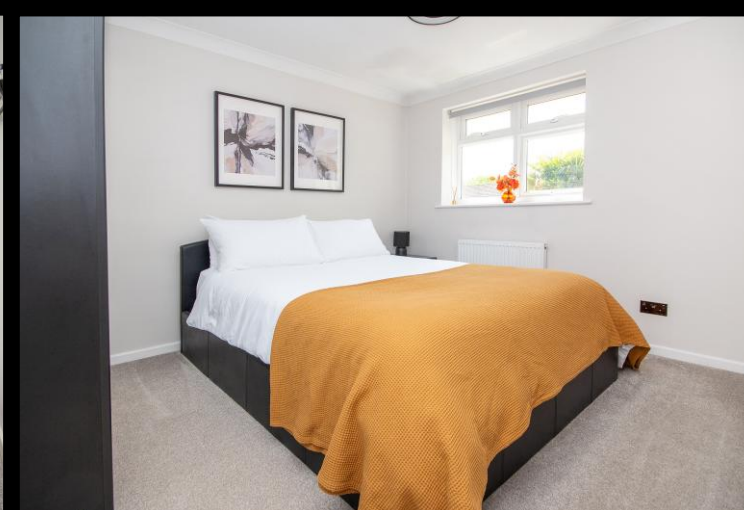


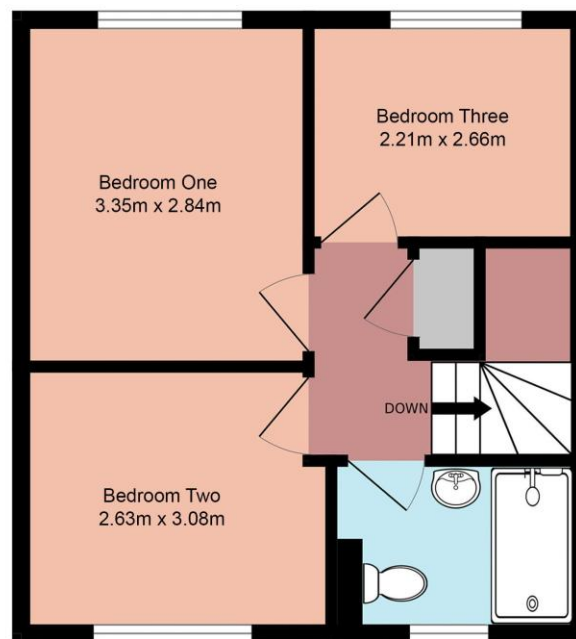


25, Deridene Court, Totton, SO40 8WS
£359,950

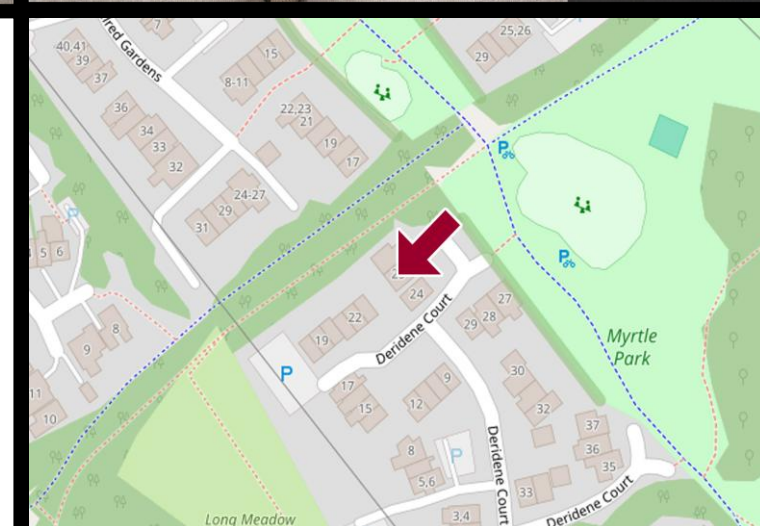
brantons



Ground Floor
39.5 sq.m. approx.



1st Floor
33.3 sq.m. approx.



Accommodation

Lounge - 12' 8" x 9' 3" (3.85m x 2.82m)

Kitchen - 7' 2" x 18' 2" (2.18m x 5.54m)

Family/ Dining Room - 15' 9" x 7' 10" (4.79m x 2.39m)

Bedroom One - 11' 0" x 9' 4" (3.35m x 2.84m)

Bedroom Two - 8' 8" x 10' 1" (2.63m x 3.08m)

Bedroom Three - 7' 3" x 8' 9" (2.21m x 2.66m)

Bathroom - 5' 7" x 7' 10" (1.70m x 2.39m)

Property

Brantons Independent Estate Agents are delighted to present for sale this well-proportioned semi detached home situated within a quiet cul-de-sac location in the ever-popular area of West Totton. The ground floor layout is comprised of an entrance porch leading to; a spacious lounge with media wall, and opens through to a fitted kitchen overlooking the rear aspect with French doors. The kitchen is fitted with integrated appliances, and there is also a breakfast bar, along with a separate family/dining room providing additional versatile living space. Upstairs, the property benefits from three bedrooms and a contemporary shower room. At the rear of the property is a private and sunny South West facing garden which has been designed with ease of maintenance in mind and features a combination of stone shingle and decked seating area, creating an ideal space for outdoor entertaining and relaxing. The garden also incorporates a large timber storage shed. To the front of the property there is the benefit of driveway parking for two vehicles, with an electric vehicle charging point. The property is conveniently positioned close to local amenities, highly regarded schools, transport links and the open spaces of the New Forest National Park, making this an excellent opportunity for a wide range of buyers. Offering comfortable accommodation throughout, this property is presented to a high standard of decorative order throughout and is offered with no onward chain. This allows any prospective purchase to proceed without delay. Early viewing is strongly recommended to fully appreciate the accommodation and location on offer.

Features

- *NO FORWARD CHAIN*
- Modern Semi Detached Family Home
- Three Bedrooms
- Lounge with Media Wall
- Open Plan Kitchen with Breakfast Bar
- Family/ Dining Room
- Contemporary Shower Room
- Driveway Parking & Electric Vehicle Charing Point
- Sunny South West Facing Rear Garden with Decked Seating Area
- Quiet Cul-de-sac in Sought After Location

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments

- Infant: Hazel Wood
- Junior: Foxhills
- Senior: Hounslowdown

Distances

Motorway: 2.8 miles

Southampton Airport: 10.1 miles

Southampton City Centre: 6.1 miles

New Forest Park Boundary: 0.7 miles

Train Stations Ashurst: 2.5 miles

Totton: 2.3 miles

Directions

1) From our office head east on Salisbury Road/A36 2) At the roundabout take the third exit on Ringwood Road/A336. 3) Continue straight across the next roundabout. 4) At the second roundabout, turn left onto Larchwood Road. 5) Take the fourth left into Briarwood Road. 6) Take the first left into Deerhurst Close and turn left again into Deridene Court. The property will be found in the right hand corner of the cul-de-sac.

Energy Performance

Energy performance certificate (EPC)

25, Deridene Court Totton SOUTHAMPTON SO40 8WS	Energy rating D	Valid until: 30 October 2026
		Certificate number: 7098-4956-7270-6518-1984

Property type	Semi-detached house
Total floor area	71 square metres

Rules on letting this property

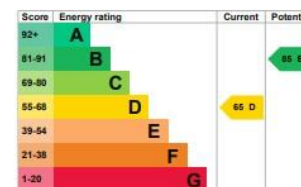
Properties can be let if they have an energy rating from A to E.

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



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.

