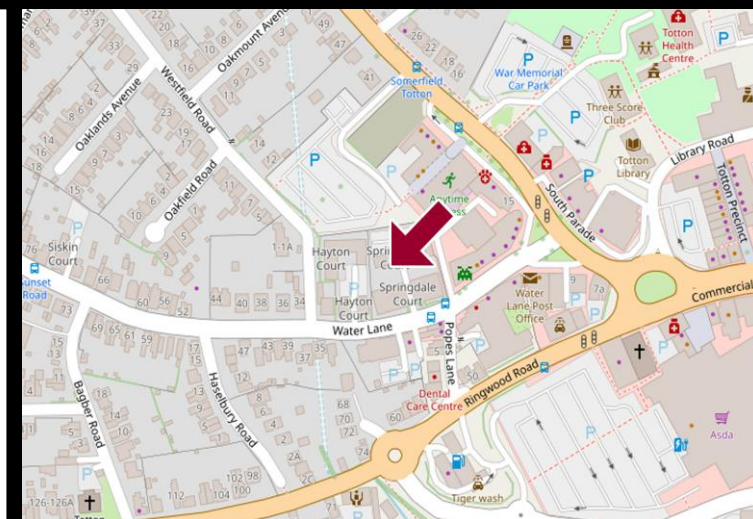
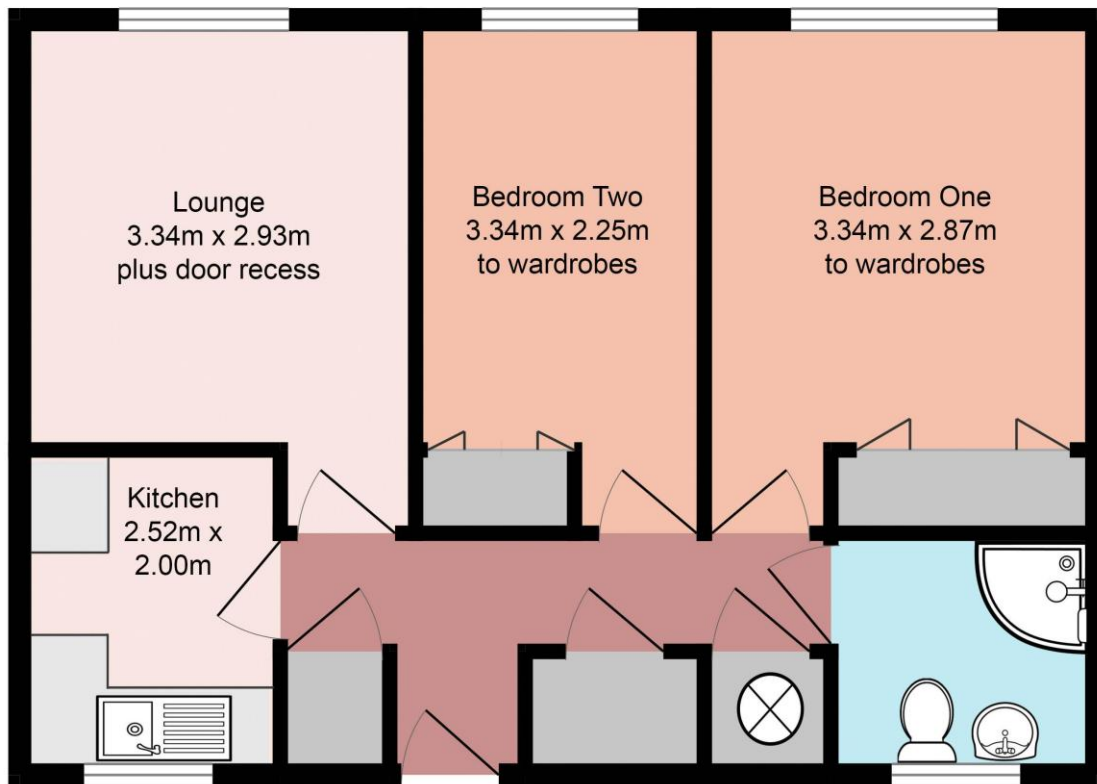




31 Springdale Court, Water Lane, Totton, SO40 3DP
£255,000

brantons



Accommodation

Lounge 10' 11" x 9' 7" (3.34m x 2.93m) plus door recess
Kitchen 8' 3" x 6' 7" (2.52m x 2.00m)
Bedroom One 10' 11" x 9' 5" (3.34m x 2.87m) to wardrobes
Bedroom Two 10' 11" x 7' 5" (3.34m x 2.25m) to wardrobes
Shower Room 6' 2" x 6' 5" (1.88m x 1.96m)

Property

Brantons Independent Estate Agents are proud to present for sale this purpose built over 55s bungalow which is one of only three bungalows situated in the managed retirement development of Springdale Court. This property is comprised of two bedrooms, both benefiting from built in wardrobes, and there is a lounge, modern kitchen and shower room. Other notable features include the use of a communal residents lounge, well maintained garden space, and plenty of car parking. The location is within close proximity of amenities, shops, doctors, and transport links. No forward chain is offered and an early viewing is highly advised as strong interest is anticipated. Agents Notes - The property is leasehold with 88 years remaining.

Features

- *NO FORWARD CHAIN*
- Rarely Available Purpose Built Retirement Bungalaw
- Two Double Bedrooms, Both Featuring Built in Wadrobes
- Lounge With Feature Fireplace
- Modern Kitchen
-

- Modern Shower Room
- Plenty of Storage
- Residents Car Park & Communal Gardens
- Proximity To Local Amenities, Shops & Transport Links
- Residency Limited to Over 55s Only

Information

Local Authority: New Forest District Council
Council Tax Band: B
Tenure Type: Leasehold
School Catchments Infant: N/A
Junior: N/A
Senior: N/A

Distances

Motorway: 1.0 miles
Southampton Airport: 8.3 miles
Southampton City Centre: 4.2 miles
New Forest Park Boundary: 2.0 miles
Train Stations Ashurst: 3.5 miles
Totton: 8.4 miles

Directions

From our office head west on Water Lane toward Popes Lane, turn right into Springdale Court.

Energy Performance

Energy performance certificate (EPC)

Springdale Court 16 Water Lane SOUTHAMPTON SO40 3DP	Energy rating D	Valid until: 16 February 2036
		Certificate number: 9134-3059-2202-0166-1200

Property typeSemi-detached bungalow

Total floor area48 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 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		
55-68	D	55 D	76 C
39-54	E		
21-38	F		
1-20	G		

