



10 Roberts Road  
Totton

£1,450 Per month

A well-presented two-bedroom semi-detached property offering a lovely home in the popular area of Totton. The property has been recently redecorated throughout, with new carpets to be fitted prior to the tenancy commencing. On-road parking is available. To rent this property, applicants will need a minimum household income of £43,500. The total deposit required is £1,673.00, with a holding deposit of £334.00.



• New Carpets To Be Fitted • Gas Central Heating • Council Tax Band B • On Road Parking

A well-presented two-bedroom semi-detached house situated in a popular residential area of Totton. The property has recently been redecorated throughout and offers bright, spacious accommodation, making it an ideal home.

Walking into the property, you are welcomed into a light and airy lounge, which is a good size and provides a comfortable living space. There is also a convenient downstairs cloakroom located off the entrance hallway.

To the rear of the property is the impressive extended kitchen/diner. The extension provides a generous amount of space for both cooking and dining, with a skylight allowing plenty of natural light into the room. Patio doors lead directly from the kitchen/diner onto the rear garden.

Upstairs, there are two good-sized double bedrooms. The rear bedroom benefits from built-in cupboards, providing useful storage. The family bathroom comprises a bath with a shower over, WC and wash hand basin.

The rear garden benefits from a combination of composite decking and lawn, providing a pleasant and practical outdoor space for relaxing or entertaining. The property has been recently redecorated throughout, with new carpets to be fitted prior to the new tenancy. There is also on-road parking available.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

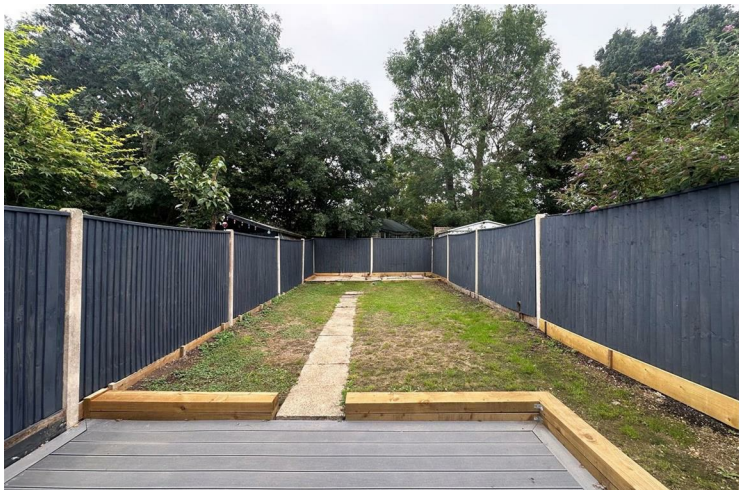
#### ADDITIONAL INFORMATION

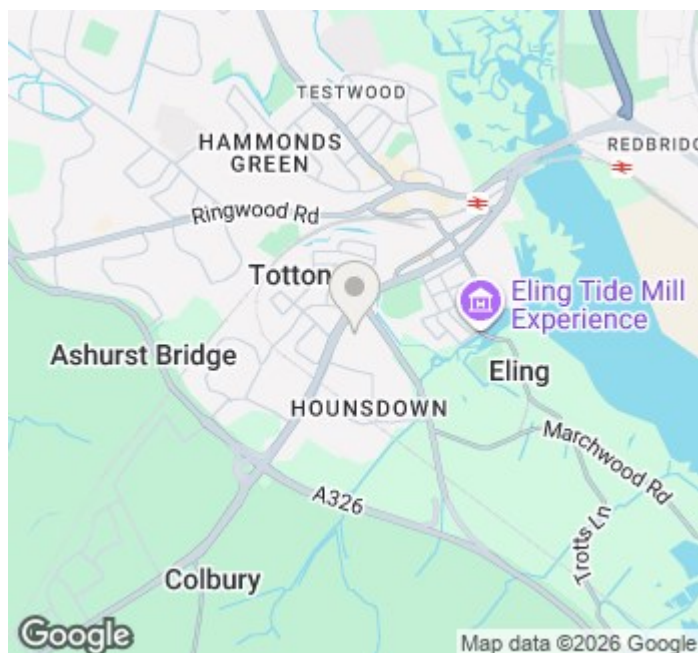
Council Tax Band: B

Furnishing Type: Unfurnished

Security Deposit: £1,673

Available From: 24th September 2026





## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 69                                                                                                            | 78        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



# SPENCERS

LETTINGS

## ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.

Please contact us on the below:

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