



28, Testwood Place, Totton, SO40 3BE
£385,000

brantons

Features

- Semi Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Open Plan Kitchen-Diner
- Downstairs W.C
- Family Bathroom
- Established Rear Garden with Lawn, Patio & Decking
- Summer House Incorporating a Hot Tub
- Driveway Parking & Detached Garage/Workshop
- Cul-de-sac Located Within Close Proximity to Town Centre



Property

As sole agents, Brantons are delighted to present for sale this well-proportioned three-bedroom family home, offering spacious and practical accommodation arranged over two floors.

The property begins with an impressive entrance hallway with vaulted ceiling leading to; a generous and modern open-plan kitchen-diner with central preparation island and ample worktop space, a spacious and comfortable lounge with feature fireplace, and there is also storage and a W.C. The first floor consists of three bedrooms and a family bathroom.

Externally, the property offers an enclosed rear garden, perfect for outdoor dining and family enjoyment. The well established garden features an array of plants, bushes and shrubs as well as patio and decked seating areas, and a lawn. The garden also incorporates a large garage/ workshop and a timber cabin than houses a hot tub.

To the front of the property is block paved driveway parking. Offering spacious accommodation throughout and an excellent layout for modern family living, an early viewing is highly recommended to fully appreciate everything this home has to offer.

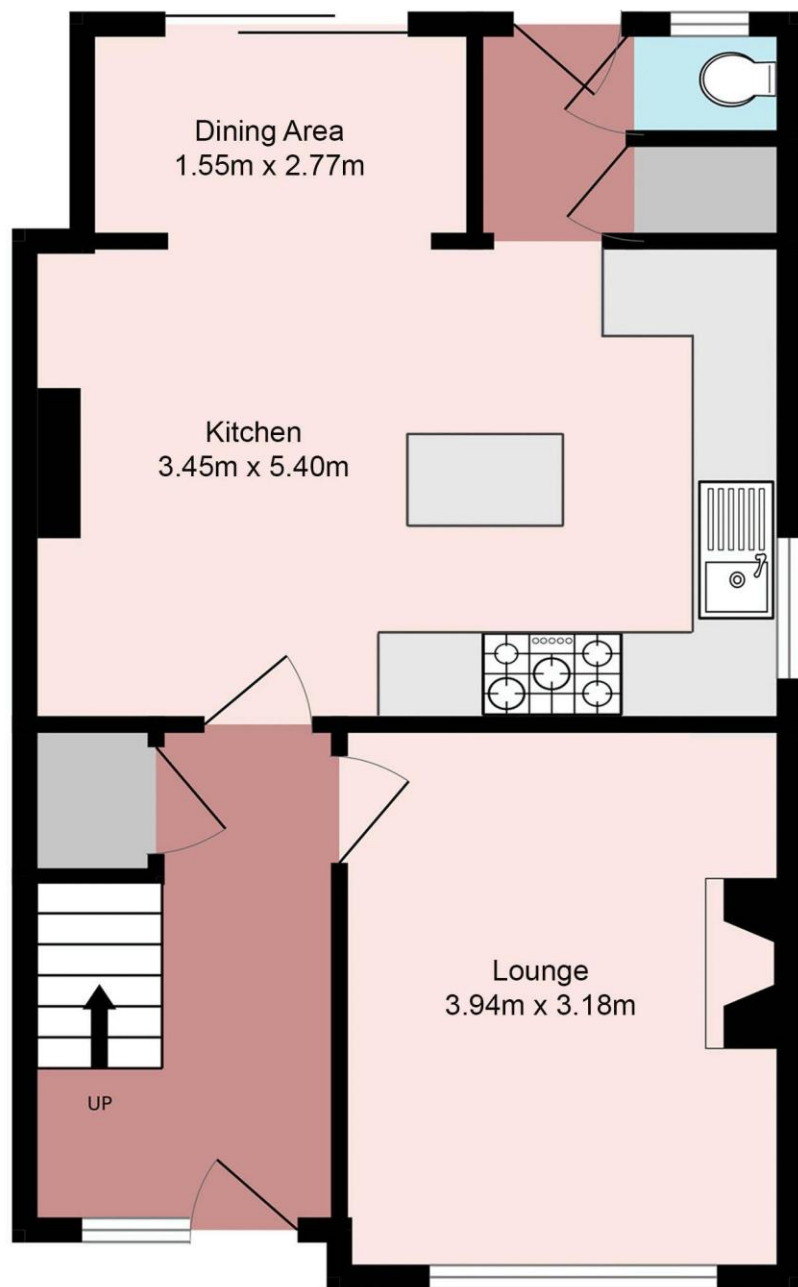


Area

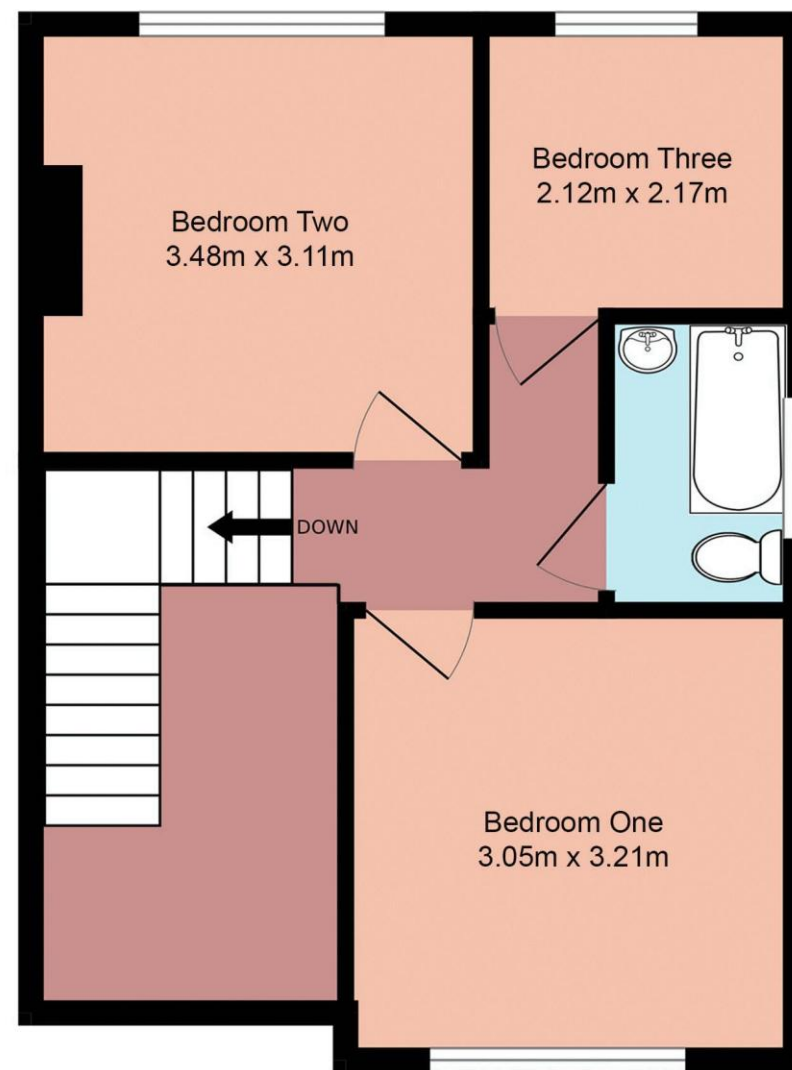
Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands. The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks.

Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.





Ground Floor
45.9 sq.m. approx.



1st Floor
39.1 sq.m. approx.

Accommodation

Lounge 12' 11" x 10' 5" (3.94m x 3.18m)

Kitchen-Diner 11' 4" x 17' 9" (3.45m x 5.40m)

Dining Area 5' 1" x 9' 1" (1.55m x 2.77m)

W.C 2' 6" x 3' 6" (0.76m x 1.06m)

Bedroom One 10' 0" x 10' 6" (3.05m x 3.21m)

Bedroom Two 11' 5" x 10' 2" (3.48m x 3.11m)

Bedroom Three 6' 11" x 7' 1" (2.12m x 2.17m)

Bathroom 6' 11" x 4' 1" (2.10m x 1.24m)

Garage 18' 6" x 10' 5" (5.63m x 3.17m)

Summer House 12' 7" x 12' 6" (3.83m x 3.81m)





Directions

1) From our office head North on Salisbury Road. 2) Take the fourth right into Stannington Crescent. 3) Turn right onto Stannington Way. 4) At the end of the road, turn right onto Testwood Lane. 5) Take the first left into Testwood Place. The property will be found on the right hand side.

Distances

- Motorway: 1.0 miles
- Southampton Airport: 8.3 miles
- Southampton City Centre: 4.4 miles
- New Forest Park Boundary: 1.9 miles
- Train Stations
 - Ashurst: 4.7 miles
 - Totton: 0.7 miles

Information

- Local Authority: New Forest District Council
- Council Tax Band: C
- Tenure Type: Freehold
- School Catchments
 - Infant: Lydlynch
 - Junior: Abbotswood
 - Senior: Testwood

Energy Performance

Energy performance certificate (EPC)		
28 Testwood Place Totton SOUTHAMPTON SO40 3BE	Energy rating D	Valid until: 29 July 2036
		Certificate number: 7409-3065-8203-7106-0200

Property type	Semi-detached house
Total floor area	85 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

