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**HUNTERS®**  
HERE TO GET *you* THERE



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# Clausentum Road, Southampton, Hampshire

Per Calendar Month £1,875 Per Calendar Month



**\*\*STUDENT PROPERTY\*\*** We are delighted to offer this fantastic four bedroom house share suitable for professionals or students. The property comprises entrance hall, lounge, bathroom and four double bedrooms. The house benefits from double glazing, enclosed rear garden, gas central heating and on road permit parking. Offered furnished. The tenancy entered into is an AST (assured shorthold tenancy) where each tenant and chosen guarantor is joint and severally liable for the duration for the tenancy.

Bills included is an optional extra that can be discussed with the agent on viewing the house. The package is offered by a third party and is not included within the tenancy agreement or a service offered by the landlord directly.

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

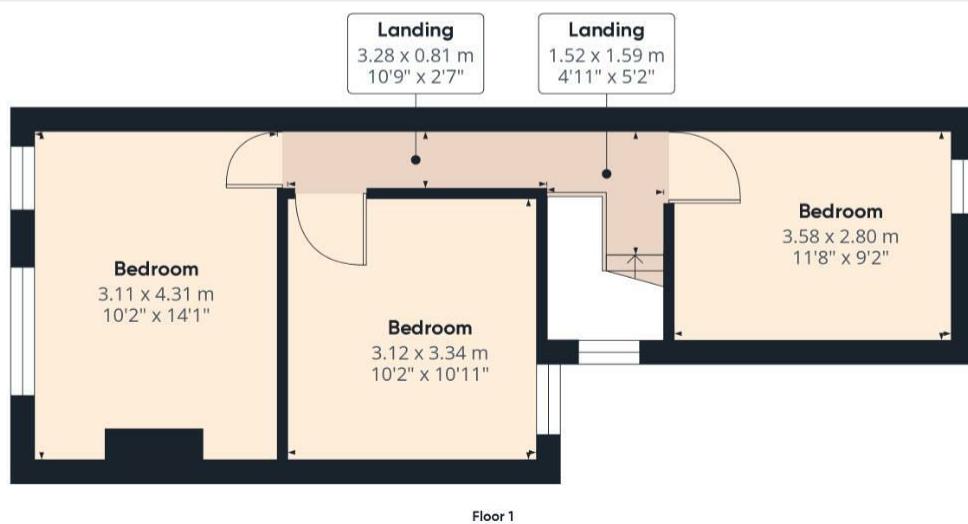
- Four bed student house, all double bedrooms
- Separate lounge
- Separate kitchen
- Enclosed rear garden
- On road permit parking, applied through Southampton City Council
  - Gas central heating
- Bills included package available as optional extra
  - EPC: D (70)







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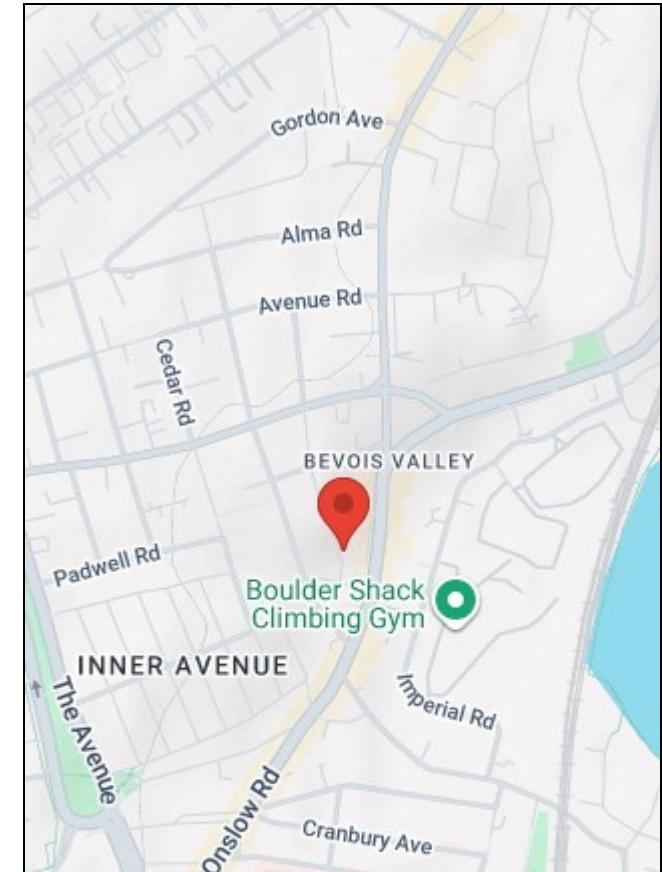


Approximate total area<sup>(1)</sup>  
79.88 m<sup>2</sup>  
859.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	87	70
England & Wales		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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