



3

Bedrooms



1

Bathroom



Available from September, this well-presented and modern mid-terrace home is located in the highly sought-after area of Hedge End, Southampton. Perfect for families or professionals, the property offers flexible living space, ample storage, and an easily maintained, fully decked garden.

This property is ideal for families or professionals looking for a comfortable home in a convenient location. With its flexible layout, easy-to-maintain garden, and fantastic access to shops, schools, and transport links, it's perfectly suited to modern living.

Available from the end of September - early viewing is highly recommended.

3/4 Bedroom Mid-Terrace House – Havendale, Hedge End, Southampton, SO30

Available from **Start of September**, this well-presented and modern **mid-terrace home** is located in the highly sought-after area of **Hedge End, Southampton**. Perfect for families or professionals, the property offers **flexible living space**, ample storage, and an **easily maintained, fully decked garden**.

Property Features:

- **Spacious driveway** with plenty of off-road parking
- Versatile downstairs room – ideal as a **4th bedroom, home office, or second reception room**
- **Modern extended kitchen** leading into a bright conservatory, with ample space for all white goods (*oven/hob included, other appliances not provided*)
- **Generous lounge** with a feature electric fireplace and access to the rear garden
- **Three good-sized bedrooms upstairs**, including a **large master bedroom**
- Family bathroom with **separate shower and WC**
- **Low-maintenance rear garden**, fully decked – perfect for entertaining or relaxing

Local Area & Amenities:

Hedge End is a thriving community offering a wide range of amenities:

- **Shopping:**
 - **Hedge End Retail Park** – featuring M&S Food, Sainsbury's, Currys, B&Q, and more.
 - Local shops, cafes, and restaurants within walking distance.
- **Schools:**
 - **Freegrounds Infant & Junior Schools** – both rated Good by Ofsted.

- **Berrywood Primary School** and **Wildern Secondary School** nearby, making this area ideal for families.

- **Transport Links:**

- Easy access to the **M27** for commuting to Southampton, Portsmouth, or Winchester.
- **Hedge End Train Station** within a short drive, offering regular services to London Waterloo and Southampton Central.
- Excellent local bus routes.

- **Leisure & Parks:**

- Nearby **Itchen Valley Country Park** and several local green spaces for outdoor activities.
- Various gyms and leisure centres in the area.

Summary:

This property is ideal for families or professionals looking for a comfortable home in a convenient location. With its flexible layout, easy-to-maintain garden, and fantastic access to shops, schools, and transport links, it's perfectly suited to modern living.

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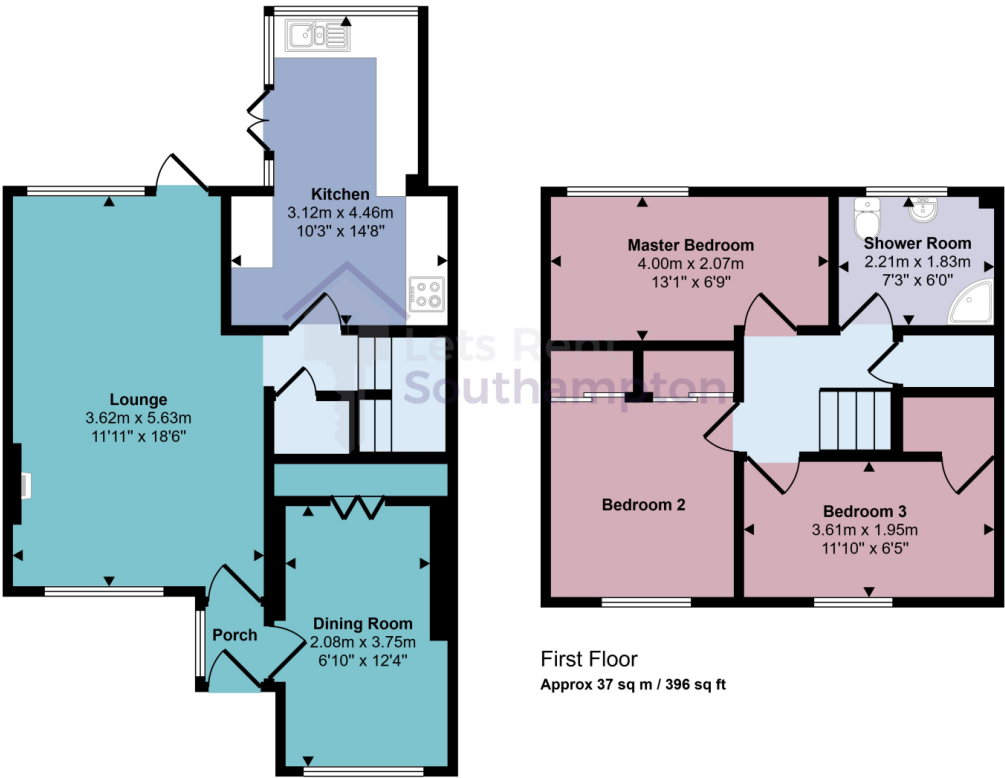
EPC - D

Council Tax Band - C

Holdign Deposit -£369.00

5 Week Deposit - £1846.00

Approx Gross Internal Area
85 sq m / 917 sq ft



First Floor
Approx 37 sq m / 396 sq ft

Ground Floor
Approx 48 sq m / 521 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy performance certificate (EPC)

58 Havendale
Hedge End
SOUTHAMPTON
SO30 0FD

Energy rating

D

Valid until:

27 September 2035

Certificate number:

2258-3055-3201-6345-0200

Property type

Mid-terrace 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, insulated (assumed)	Average
Roof	Flat, limited insulation	Poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 165 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended

Smart meters

This property had **smart meters for gas and electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,154 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £51 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,873 kWh per year for heating
 - 2,278 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 2.4 tonnes of CO₂

This property's potential production 2.1 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£900 - £1,500	£51
2. Solar photovoltaic panels	£8,000 - £10,000	£254

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](https://www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Peter Orchard
Telephone	07966 876368
Email	info@allinonesurveys.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/016974
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	25 September 2025
Date of certificate	28 September 2025
Type of assessment	RdSAP