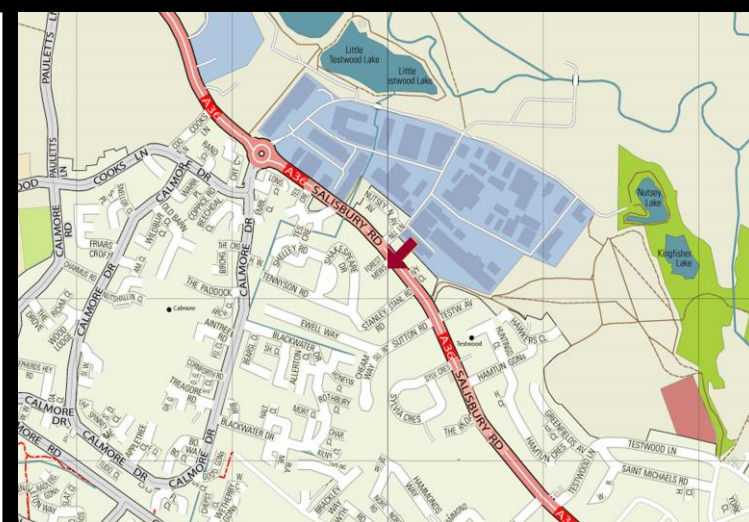
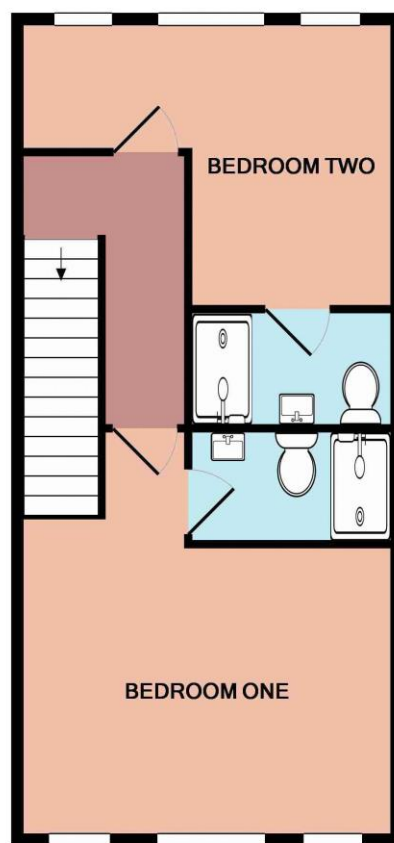
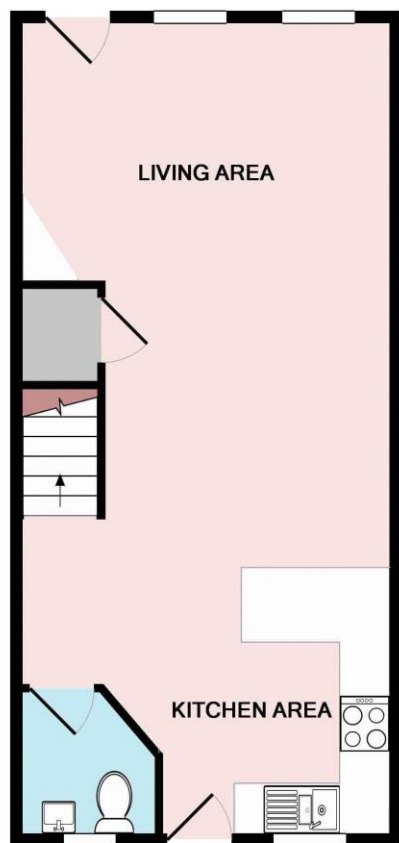




Totton
£875 pcm

brantons



Accommodation

- Living Area** 21' 6" x 14' 11" (6.56m x 4.55m)
Kitchen Area 10' 8" x 9' 4" (3.24m x 2.84m)
Downstairs W.C 5' 4" x 5' 2" (1.62m x 1.57m)
Bedroom One 14' 10" x 11' 7" (4.53m x 3.52m)
Bedroom One En-suite 8' 2" x 4' 7" (2.50m x 1.40m)
Bedroom Two 10' 4" x 8' 3" (3.15m x 2.52m) Maximum
Bedroom Two En-suite 8' 2" x 4' 7" (2.50m x 1.40m)

Property

Brantons Independent Estate Agents are delighted to offer for let this spacious home situated in a convenient location within Totton.

The downstairs accommodation comprises of spacious living area which is open plan with the kitchen. There is also a downstairs W.C. Upstairs consists of two double bedrooms with the master bedroom being a particularly impressive size. Both bedrooms also benefit from en-suite facilities.

To the side of the property are two allocated car parking spaces. To appreciate the accommodation on offer, an early viewing will be highly advised to avoid any later disappointment.

Features

- Two Double Bedrooms
- En-suite Facilities For Each Bedroom
- Spacious Living Area
- Modern Kitchen
- Downstairs W.C.
- Convenient Residential Location
- Two Allocated Car Parking Spaces
- Minimum Deposit = 5 Weeks Rent
- Unfortunately No Smokers / Pets
- 12 Month Tenancy

Information

Local Authority: New Forest District Council
Council Tax Band:
Tenure Type: Freehold
School Catchments
Infant: Oakfield
Junior: Oakfield
Senior: Testwood

Distances

Motorway: 1.8 miles
Southampton Airport: 9.9 miles
Southampton City Centre: 5.3 miles
New Forest Park Boundary: 1.0 miles
Train Stations
Ashurst: 4.4 miles
Totton: 1.3 miles

Directions

- From our office head northwest on Salisbury Road/A36, and continue for approximately one mile.
- The property will be found on the left hand side.

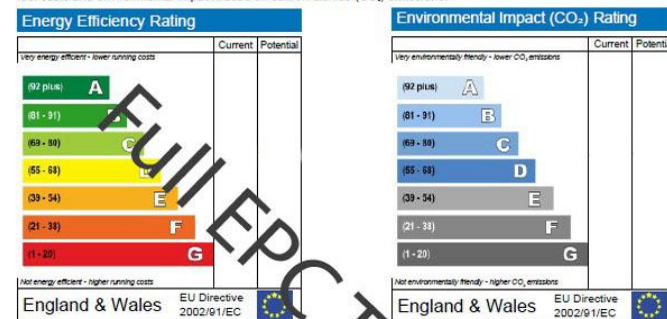
Energy Performance

Energy Performance Certificate



Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use		
Carbon dioxide emissions		
Lighting		
Heating		
Hot water		

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

www.brantons.co.uk

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