

8, Station Road South, Totton, SO40 9HP

£350,000

brantons



Property

Offered to the market with no onward chain, Brantons Independent Estate Agents are delighted to present this charming detached bungalow.

The accommodation consists of two bedrooms, a spacious lounge-diner measuring approximately 22 ft in length, a modern refitted kitchen, and a sizable four piece family bathroom.

To the front of the property is driveway parking which extends past the double side gates and all the way up to a substantial detached garage/outbuilding at the rear of the plot. The outbuilding has power, lighting, heating, and CAT 6 Ethernet cable and can even be used to operate a small business from, subject to the relevant consents.

The rear garden is well maintained with a seating area, and lawn. The location is set down a convenient cul-de-sac and offers excellent transport links. Brantons advise that a viewing will be essential to fully appreciate the property on offer.



Features

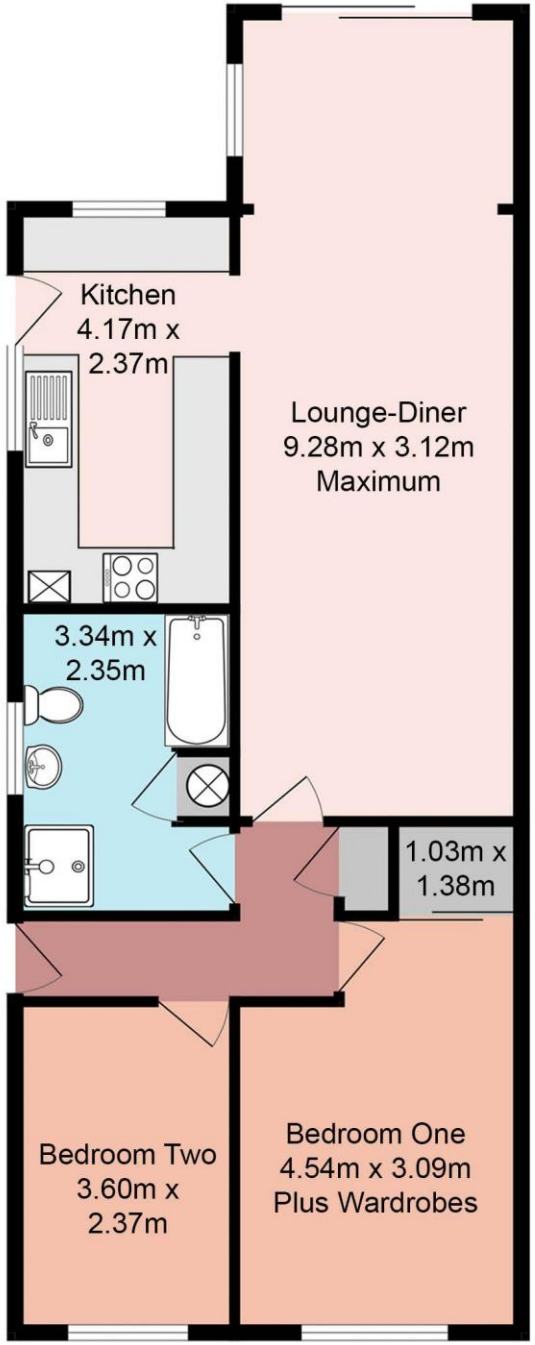
- *NO FORWARD CHAIN*
- Charming Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge-Diner
- Modern Refitted Kitchen
- Four Piece Family Bathroom
- Ample Driveway Parking
- Substantial Detached Garage/ Outbuilding
- Private Enclosed Rear Garden
- Recently Fitted Boiler



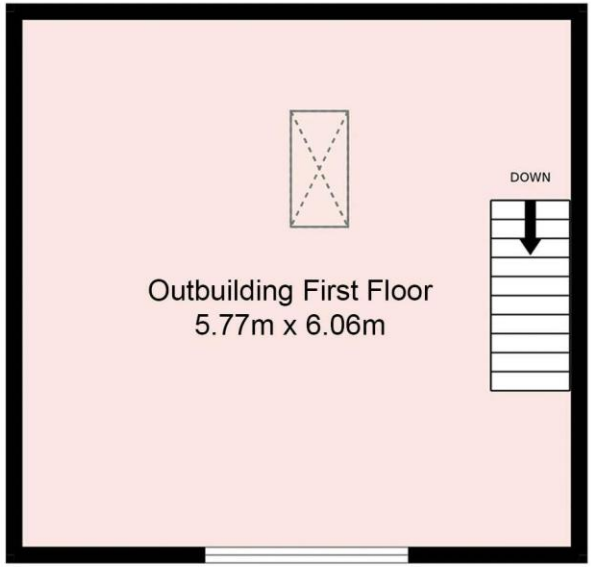
Area

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.

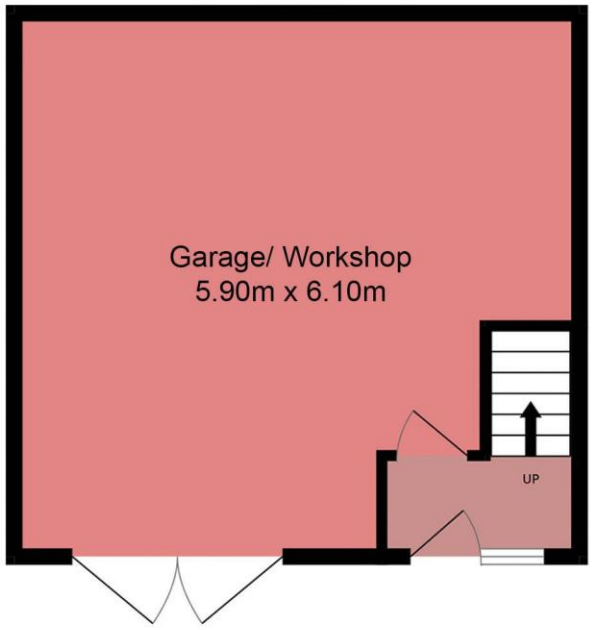
The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several school catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.



Ground Floor



1st Floor



Accommodation

Lounge-Diner 21' 11'' x 10' 1'' (6.67m x 3.08m)

Kitchen 13' 8'' x 7' 9'' (4.17m x 2.37m)

Bathroom 10' 11'' x 7' 9'' (3.34m x 2.35m)

Bedroom One 14' 11'' x 10' 2'' (4.54m x 3.09m)

Bedroom Two 11' 10'' x 7' 9'' (3.60m x 2.37m)

Garage 19' 4'' x 20' 0'' (5.90m x 6.10m)

Outbuilding First Floor 19' 11'' x 18' 11'' (6.06m x 5.77m)

















Directions

1) From our office head south on Salisbury Road/A36. 2) At the roundabout take the third exit onto Ringwood road/A336. 3) At the roundabout take the first exit on to Maynard Road. 4) Continue on Junction Road crossing the train gates. 5) Turn left onto High Street. 6) Turn left onto Station Road South.

Distances

Motorway: 0.6 miles

Southampton Airport: 7.9 miles

Southampton City Centre: 3.8 miles

New Forest Park Boundary: 1.8 miles

Train Stations Ashurst: 3.5 miles

Totton: 0.0 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)

Totton SOUTHAMPTON SO40 9	Energy rating **E**	Valid until: **5 March 2027** Certificate number:

Property type	Detached bungalow
Total floor area	77 square metres

Rules on letting this property

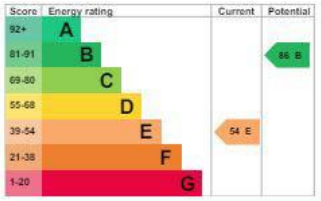
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

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



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.