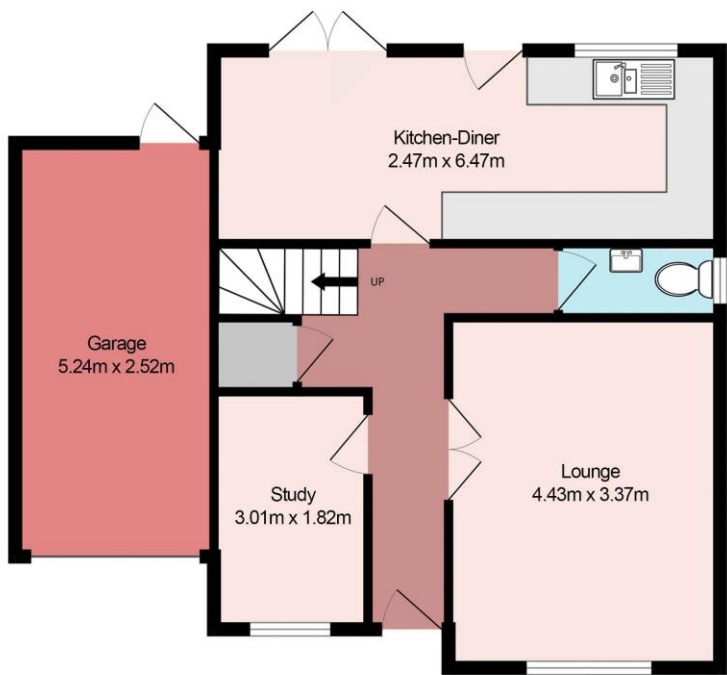


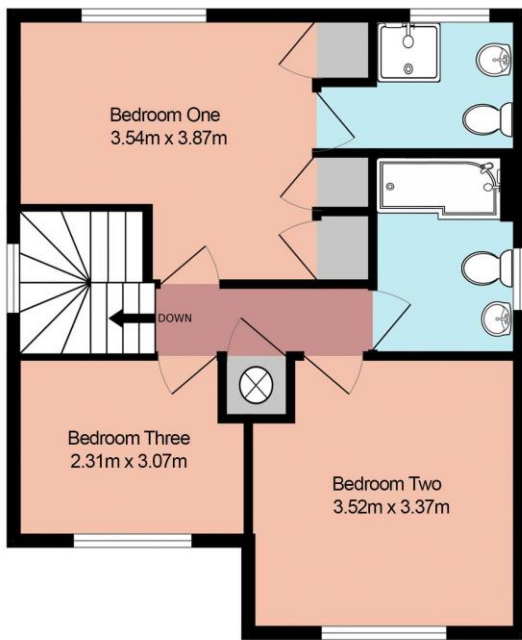


17, Pentridge Way, Totton, SO40 7QF
£440,000

brantons



Ground Floor



1st Floor



Accommodation	
Lounge	14' 6" x 11' 1" (4.43m x 3.37m)
Study	9' 11" x 6' 0" (3.01m x 1.82m)
Kitchen-Diner	21' 3" x 8' 1" (6.47m x 2.47m)
Downstairs W.C	2' 11" x 6' 9" (0.90m x 2.06m)
Bedroom One	11' 7" x 12' 8" (3.54m x 3.87m)
En-suite	5' 9" x 8' 10" (1.76m x 2.68m)
Bedroom Two	11' 7" x 11' 1" (3.52m x 3.37m)
Bedroom Three	7' 7" x 10' 1" (2.31m x 3.07m)
Bathroom	8' 6" x 6' 2" (2.58m x 1.88m)
Garage	17' 2" x 8' 3" (5.24m x 2.52m)

Property
An opportunity arises to purchase this appealing family home situated in the highly regarded residential area of Ashurst Bridge. The ground floor accommodation is comprised of a spacious lounge, modern kitchen-diner, study and a W.C. Upstairs consists of three bedrooms with the master benefitting from fitted wardrobes and an en-suite shower room. From the landing there is also a modern family bathroom.
Additional features of the property include driveway parking, garage and a sizable rear garden. The established garden incorporates a lawn, patio seating area, and a summer house. The location on offer provides easy access to amenities, transport links and is in catchment for the favoured Foxhills and Hounsdown Schools. The front of the property faces a pleasant outlook onto an oak tree believed to be around 300 years old. For more information please contact Brantons Independent Estate Agents, Totton.

Features
<div><div>▪ Attractive Link-Detached Family Home</div><div>▪ Three Bedrooms</div><div>▪ Spacious Lounge</div><div>▪ Kitchen-Diner</div><div>▪ Study & Downstairs W.C</div></div> <div><div>▪ En-suite Shower Room & Bathroom</div><div>▪ Garage & Driveway Parking</div><div>▪ Large Established Rear Garden</div><div>▪ Foxhills-Hounsdown School Catchments</div><div>▪ Highly Regarded Residential Area</div></div>

Information	Distances
Local Authority: New Forest District Council	Motorway: 2.5 miles
Council Tax Band: D	Southampton Airport: 9.8 miles
Tenure Type: Freehold	Southampton City Centre: 5.7 miles
School Catchments	New Forest Park Boundary: 0.8 miles
Infant: Foxhills	Train Stations
Junior: Foxhills	Ashurst: 2.2 miles
Senior: Hounsdown	Totton: 2.0 miles

Directions
From our office turn right onto the A36. At the roundabout and take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.5 miles until you reach the third roundabout. Take the first left onto Fletchwood Road. At the next roundabout take the first left onto the A326. Continue on for 0.5 miles and at the roundabout take the first left onto Cocklydown lane. At the next roundabout continue straight across. Take the first left onto Rushington Lane. Follow road until it becomes Ibbotson Way. Take the first left onto Pentridge Way.

Energy Performance

Energy performance certificate (EPC)

17 Pentridge Way
Totton
SOUTHAMPTON
SO40 7GF

Energy rating
C

Valid until: 17 July 2035

Certificate number: 9330-2603-4530-2895-6205

Property type

Detached house

Total floor area

98 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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

