

Connells

Rownhams Park Upper Toothill Road
Rownhams Southampton

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Rownhams Southampton SO16 8AL

For sale
£115,000







Property Description

Set within Rownhams Park, this two-bedroom home has a ramped approach to the front door and a spacious, carpeted lounge diner with a front-facing double-glazed window and electric fireplace. The fitted kitchen includes an electric oven, induction hob, white goods and serving hatch, while a separate utility room has plumbing for a washing machine. The double bedroom offers a built-in wardrobe and airing cupboard; the second bedroom is a single. There is also a shower room. Outside, the double driveway is complemented by large flower beds and a patio, with a shed and greenhouse to the rear. Council tax band A; stated ground rent £287 per calendar month. The park rules permit residents aged 50 and over

Entrance

A ramped area leads to the front door.

Lounge Diner

A large, carpeted room with a double-glazed window to the front aspect and an electric fireplace.

Kitchen

Wall, base and drawer units provide storage above and below the work surfaces. An integrated electric oven, induction hob and white goods are included. There is also a serving hatch, side-facing window and vinyl flooring.

Utility Room

With a double-glazed side window, vinyl flooring, and space and plumbing for a washing machine.

Bedroom One

Carpeted, with a side-facing window, built-in wardrobe and built-in airing cupboard.

Bedroom Two

Carpeted, with a double-glazed window to the rear aspect.

Bathroom

Fitted with a shower, sink and toilet, with a side-facing window and vinyl flooring.

Front Garden

A double driveway sits alongside large flower beds and a generous patio area.

Rear Garden

Outdoor space with a shed for storage and a greenhouse for growing.

Location

Rownhams Park offers a quiet, tree-lined setting at Upper Toothill, with 54 homes and a bus stop within walking distance, according to park operator General Estates. Its published information describes Southampton as approximately three miles away and Romsey as approximately three miles to the north. The park's published facilities do not list a residents' clubhouse or other shared leisure amenities, so none are claimed here.

For trips without a car, Bluestar's route 4 serves Rownhams and links Romsey with Southampton via Lordshill and Shirley. Romsey and Southampton Central also have railway stations for journeys farther afield. The nearby M27 and M3 provide road connections.

For day-to-day needs, the wider Nursling and Rownhams parish has a Co-op with a Post Office, other shops, pubs, community halls and leisure facilities. The park operator also describes a large supermarket as around a ten-minute drive away. These are area amenities, rather than facilities within the park itself.

Agents Notes

Rownhams Park is a residential park for occupants aged 50 and over. The published rules permit up to one dog and one cat per home, subject to conditions, and allow no more than one vehicle to be parked on the park. Vehicles must use permitted parking spaces, even where a home has a double driveway. Residents may have one storage shed per pitch, subject to the park's requirements.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."
















CALOR
47kg Propane



Total floor area 62.1 m² (668 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/ROM307204

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

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