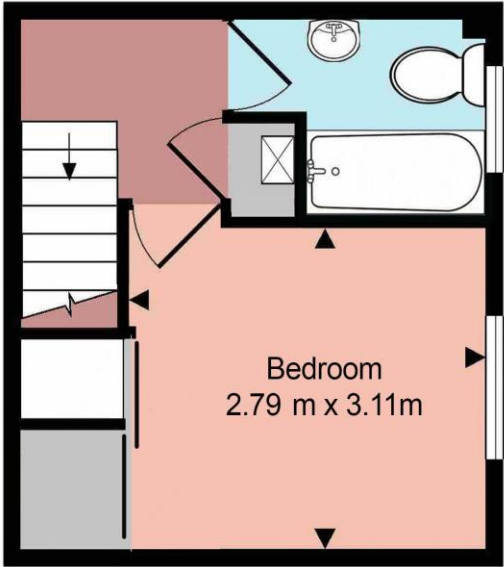
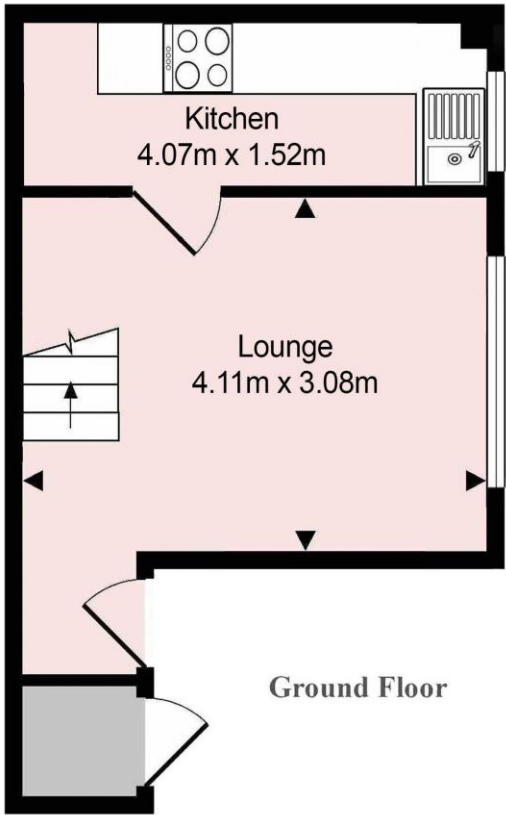




10, Drayton Place, Totton, SO40 8SP
£235,000

brantons



Accommodation

Lounge - 13' 6" x 10' 1" (4.11m x 3.08m)
Kitchen - 13' 4" x 5' 0" (4.07m x 1.52m)
Bedroom - 10' 2" x 9' 2" (3.11m x 2.79m)
Bathroom - 5' 6" x 5' 11" (1.67m x 1.80m) Max

Property

An opportunity arises to purchase this delightful corner house situated in a quiet leafy setting within the popular residential area of West Totton. The accommodation is comprised of a double bedroom with built in wardrobe, a well presented lounge, modern kitchen and a stylish contemporary bathroom.

Additional benefits of the property include UPVC double glazing, gas central heating, and allocated car parking. A particularly special feature of this home is the beautifully landscaped and larger than average garden. In our opinion the garden is one of the best that we have seen for a one bedroom home. It is mainly laid to lawn with established edging borders, patio seating area, and additional seating area with a good degree of privacy and seclusion, and a timber storage shed.

The current owners have also created an area of additional off road driveway parking that would ideally suit caravan/motor home or boat storage (subject to size). This property is presented to a high standard of decorative order throughout and an early viewing comes highly recommended as strong interest is anticipated.

Features

- Modern Corner Home with Envable Outside Space
- Double Bedroom With Built In Wardrobe
- Well Presented Lounge
- Modern Kitchen
- Stylish Contemporary Bathroom

- UPVC Double Glazing & Gas Central Heating
- Allocated Parking
- Additional Off Road Driveway Parking
- Beautiful Landscaped Garden with Patio Seating
- Highly Regarded Residential Area

Information

Local Authority:
Council Tax Band: B
Tenure Type: Freehold
School Catchments
 Infant: N/A
 Junior: N/A
 Senior: N/A

Distances

Motorway: 2.0 miles
Southampton Airport: 9.3 miles
Southampton City Centre: 5.5 miles
New Forest Park Boundary: 0.9 miles
Train Stations
 Ashurst: 3.4 miles
 Totton: 1.4 miles

Directions

1) From our office head east on Salisbury Road A36. 2) At the roundabout take the third exit on Ringwood Road A336. 3) Continue straight across the next roundabout. 4) Turn left into Graddidge Way. 5) Take the second left into Silkin Gardens. 6) Turn left into Drayton Place.

Energy Performance

Energy performance certificate (EPC)

10, Drayton Place
Totton
SOUTHAMPTON
SO40 8SP

Energy rating
C

Valid until: 18 December 2029
Certificate number: 9167-2893-6628-9691-5335

Property type: End-terrace house
Total floor area: 39 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 A.

[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		92 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Ombudsman

Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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.

