



Denbigh Close

Ashurst Bridge, Totton, SO40 7QD

**2 Bedrooms
Conservatory**

**£1,175 pcm + security
deposit**





Denbigh Close, Totton, SO40 7QD

Description

- Extended end-terrace
- Kitchen / breakfast room
- Private, sunny garden
- UPVC windows
- EPC Rating C
- PROPERTY REF: 2151
- Large conservatory
- Bathroom with shower
- 2 good bedrooms
- Gas Central Heating
- Available 09 April 2024

Another Parkers' **EXCLUSIVE MANAGED PROPERTY!** Relax, knowing that our experienced management team respond quickly and efficiently to any maintenance request you make. Our regular property visits offer peace of mind and ensure that the latest safety regulations are always in place.

Looking to rent? Make sure it's a Parkers Managed Property!



Tucked away on the edge of Ashurst Bridge is this fantastic two double bedroom end-terrace house, with a large conservatory and sunny and very private, enclosed garden. The property is gas centrally heated and the windows are double glazed. The bathroom has been refitted in recent years and the kitchen has been both extended and refitted.

We're looking for a professional single or couple to love and look after this house as much as the owners have done, for a tenancy start date of 09 April 2024.

Utilities: The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service to which they contract.

Deposit: A deposit of 5 x weeks rent is payable.

Pets: We regret that pets are not permitted.

Energy Performance Rating: 'C'.

Council Tax: Band 'C'. New Forest District Council (Totton & Eling Area) £1,901.24 for year 2023 / 2024.

Locality: Totton:

Some 3 miles West of Southampton, what used to be the largest village in England has grown to a population of nearly 30,000. However Totton and Eling is still considered a friendly place to live, with excellent shopping and leisure facilities, good schooling, from Infant to Secondary, and within a short drive of Lepe Country Park and a pebble beach at Calshot. Totton is served by the M27 (junctions 2 and 3) and a mainline Railway Station.

'Availability: Available 09 April 2024. Please note that an initial term of six months will apply. A reservation for this property can only be made upon the signing of an Agreement to Lease and payment of the holding deposit, equivalent to 1 x week's rent. Our staff are unable to 'keep' or 'hold' a property before this legally-required process has been completed.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2151.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.
Total : 2.9 miles (8mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 2nd exit onto Ringwood Road/A336. (0.8 miles)
5. Enter the roundabout and take the 2nd exit onto A336. (0.3 miles)
6. Enter the roundabout and take the 1st exit onto Fletchwood Road. (0.1 miles)
7. Enter the roundabout and take the 1st exit onto A326. (0.8 miles)
8. Enter the roundabout and take the 1st exit onto Cocklydown Lane. (0.1 miles)
9. Turn left onto Ibbotson Way. (0.1 miles)
10. Turn left onto Denbigh Close. (0.05 miles)
11. Turn left to stay on Denbigh Close. (0.01 miles)
12. Your destination is on the left. (0.00 miles)

Hours of business: Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent.

We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market.

Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.

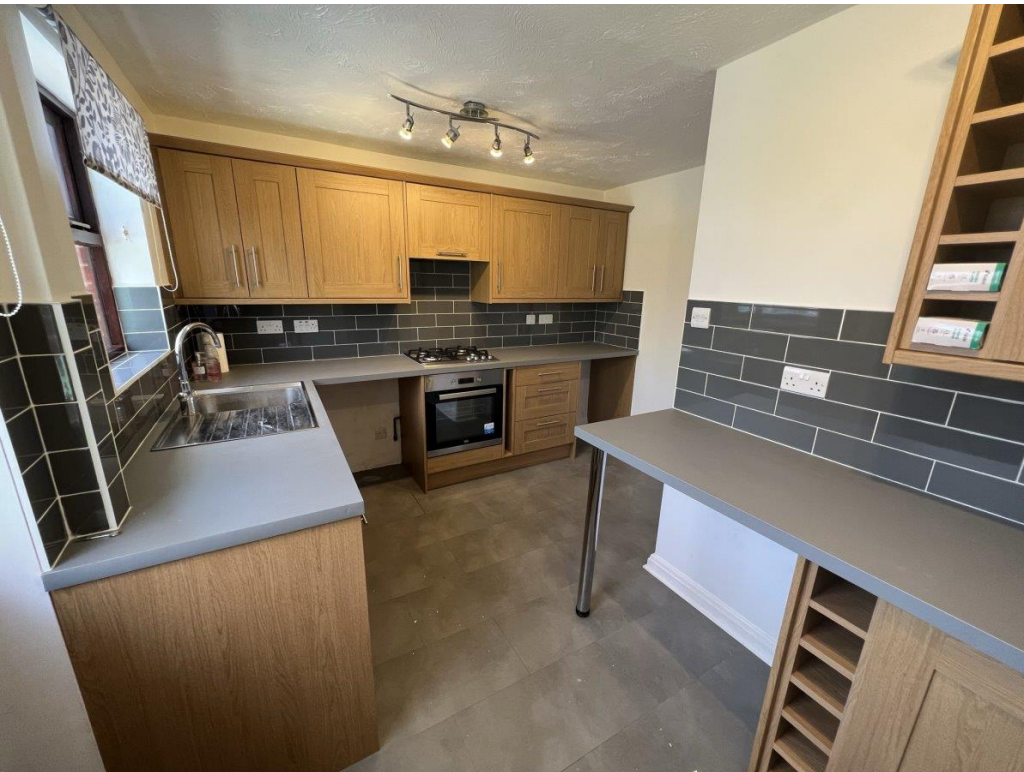
We welcome all applicants whether privately funded or in receipt of housing benefit. A minimum household income threshold of 2.5 x the annual rent of the property will apply. This can include paid employment, a pension, investment income, Universal Credit, Child Benefit and child maintenance payments (where an order has been made by The Child Maintenance Service only. Private arrangements of child maintenance payments are not accepted).

For example, if a rent of £800 is agreed, then a minimum household income of £24,000 is required:

$(£800 \times 12 \text{ months}) = £9,600 \text{ per annum. } (£9,600 \times 2.5) = £24,000 \text{ per annum.}$

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).

Some of our landlords' lender or building insurer restrict letting to applicants in receipt of Housing Benefit. Some lenders, such as Cooperative, Barclays are removing this restriction, but for many others it still applies. Please feel free to contact us for further information on this property



Accommodation Comprises:

Entrance Hallway : 6.14' x 3.51' (1.87m x 1.07m)

Side-accessed front door leads to the Entrance Hallway. Built-in storage cupboard. Doors to Living / Dining Room and:

Kitchen / Breakfast Room : 12.76' x 10.60' (3.89m x 3.23m)

Max. measurements. Modern refitted kitchen, complete with breakfast bar. Plenty of storage cupboards and work-surface space. Integral oven, hob and extractor. Rear door opens onto:

Conservatory : 12.76' x 7.94' (3.89m x 2.42m)

Modern UPVC conservatory providing a lovely summer's dining room or additional living space. Door leads out on to the rear garden.

Living/Dining Room : 13.45' x 12.76' (4.10m x 3.89m)

Comfortable front-facing reception room. Neutrally-decorated and modern light-grey carpet.

Stairs / First Floor Landing

With window to the side, providing much natural light. Built-in cupboard housing gas-fired boiler. Doors to Bathroom and both bedrooms.

Bedroom 1 : 9.32' x 8.43' (2.84m x 2.57m)

Very comfortable rear-facing double bedroom, with full-length wardrobe to the left-hand wall.

Bedroom 2 : 10.56' x 9.15' (3.22m x 2.79m)

Good-size second bedroom, with built-in storage cupboard.

Bathroom : 6.30' x 6.27' (1.92m x 1.91m)

Modern refitted white-coloured suite of bath with shower over, vanity wash-basin and WC.

Garden

A larger-than-usual plot, offering a good degree of privacy and plenty of sunshine. Comprising a lawned area with large patio area. Flower and shrub beds to the edges. Wooden shed and further store. Side gate to the front.

Parking

Private allocated parking for 1 car, plus visitor's parking area. See photos.

Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

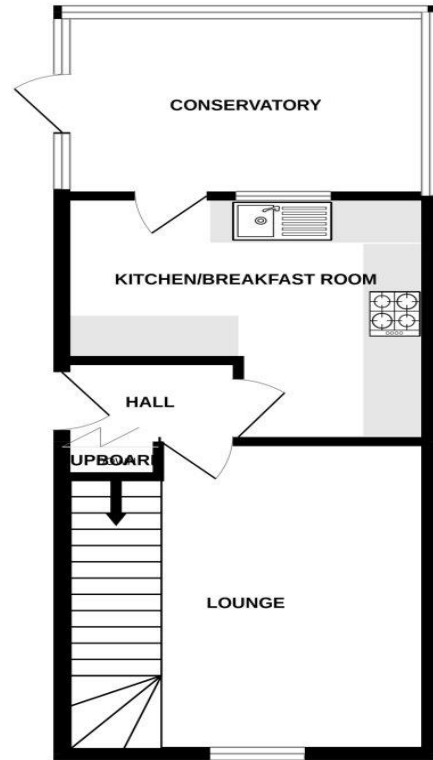
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due date. The interest is limited to 3% over base rate.

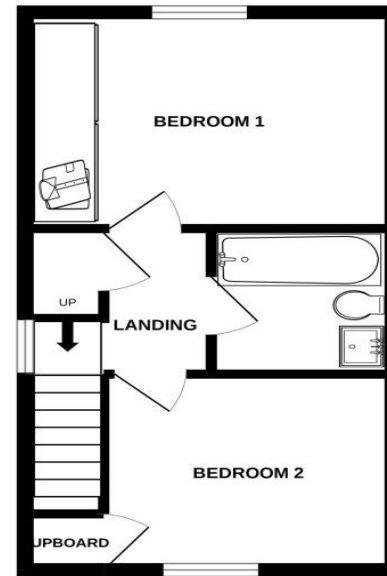
Early release of tenancy: £780 including VAT.

Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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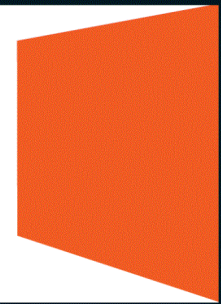
Certificate Number : 2227-1006-4202-0252-0204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2227-1006-4202-0252-0204>

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

PARKERS



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