



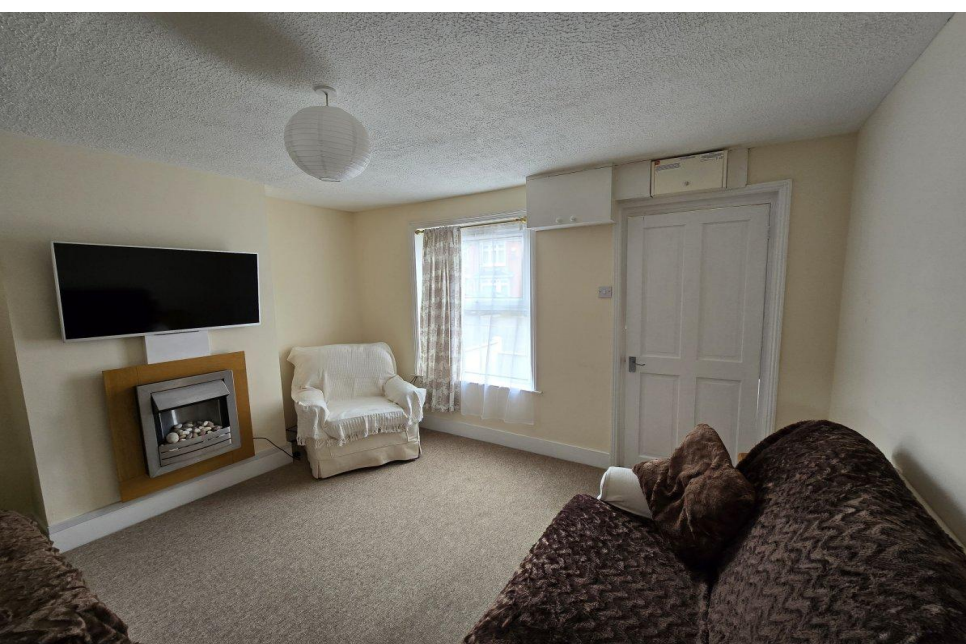
Fishers Road

2 Bedroom

**£1,200 pcm + security
deposit**

Eling, SOUTHAMPTON





26 Fishers Road

Description

- Furnished 2 bedroom terraced
- Modern kitchen
- Shower
- Available 09 June 2026
- 2 reception rooms
- Modern bathroom
- Gas Central Heating
- PROPERTY REFERENCE: 1101

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings, The Specialist Letting Agent for expert information and advice.

A really pretty end terrace cottage of enormous character, providing comfortable accommodation. Fully furnished. Internally, the property comprises of a lounge, separate dining room, kitchen and bathroom and, to the first floor, two very good bedrooms. The property has UPVC double glazing and full gas-fired central heating. Externally, a side path provides easy access to a sizeable, enclosed garden. Please note that that the large shed is excluded. There is a plastic garden store for the use of the incoming tenant.



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 'B'. New Forest District Council (Totton & Eling Area) £1,882.02 for year 2026 / 2027.

Availability: Available 09 June 2024. 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 1101.



Entrance Porch : 3.12' x 4.33' (0.95m x 1.32m)

Living Room : 11.19' x 11.84' (3.41m x 3.61m)

A generous size living room, fully furnished with sofas, side tables and TV.

Dining Room : 11.29' x 9.12' (3.44m x 2.78m)

A cosy dining room, complete with attractive solid wood furniture.

Rear Lobby

With door to the outside. Door to Kitchen and:

Bathroom : 6.07' x 4.27' (1.85m x 1.30m)

A three piece white suite with shower over bath.

Kitchen : 7.45' x 7.55' (2.27m x 2.30m)

Fully fitted kitchen, complete with white goods and a range of cooking utensils.

Bedroom 1 : 11.19' x 11.98' (3.41m x 3.65m)

Fully furnished bedroom with solid wooden furniture comprising of a double bed, two side tables, double wardrobe and dressing table.

Bedroom 2 : 11.42' x 9.15' (3.48m x 2.79m)

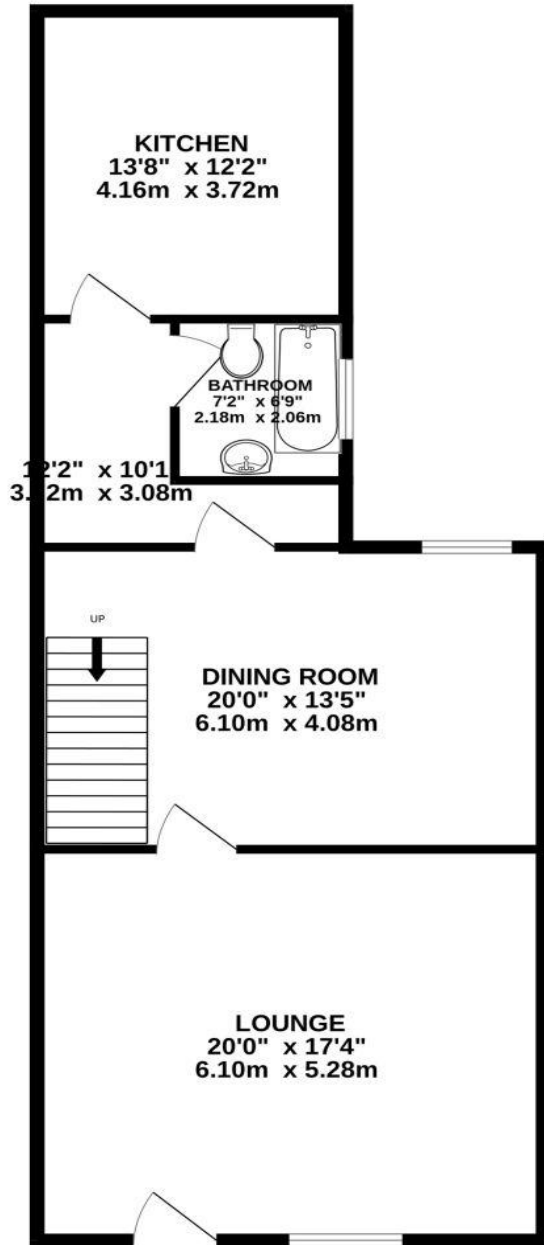
Fully furnished bedroom with single bed, side table and two chest of drawers.

Garden

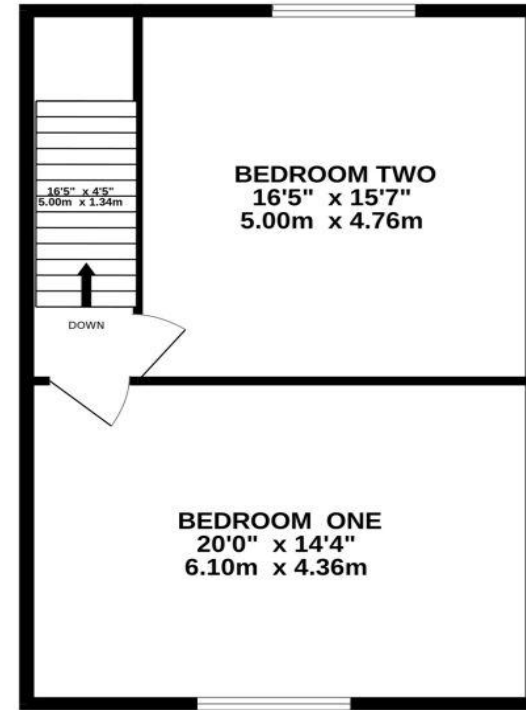
A great sized, low maintenance garden. The larger shed is excluded from use although there is a plastic storage shed provided.



GROUND FLOOR



1ST FLOOR



Certificate Number : 0037-3527-6200-0617-4206

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0037-3527-6200-0617-4206>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £276.92) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £1384.62)

The following fees may also be charged during your tenancy

Lost/replacement keys/security fobs
Rent arrears fees/charges
Change of tenancy

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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