



**Fishers Road
Eling**

Totton, SOUTHAMPTON, SO40 9JA

**2 Bedrooms
Fully furnished**

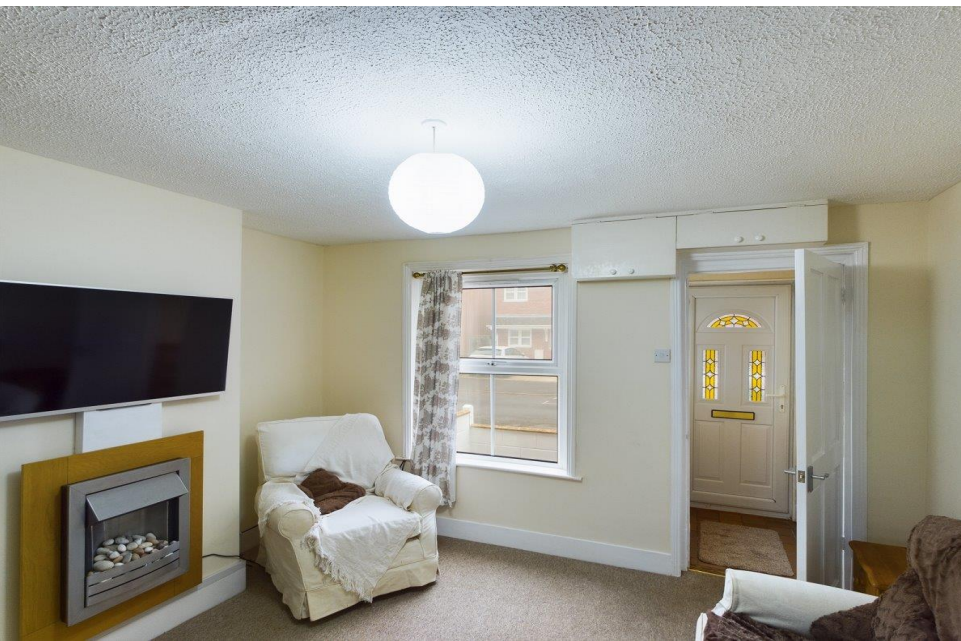
£1075 pcm + security deposit



Fishers Road, Eling, Totton, SO40 9GA

Description

- Furnished 2-bedroom cottage
- Modern kitchen
- Shower
- Available 11 June 2024
- 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: Currently being reassessed.

Council Tax: Band 'B'. New Forest District Council (Totton & Eling Area) £1,744.21 for year 2024 / 2025.

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 22 February 2023. 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 1101.



Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.

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 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.1 miles)
6. Turn left onto High Street/B3076. (0.01 miles)
7. Turn right onto Eling Lane. (0.1 miles)
8. Turn right onto School Road. (0.1 miles)
9. Turn left onto Fishers Road. (0.04 miles)
10. Your destination is on the right. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 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.



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 lovely 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 wood 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.

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.





Floor 0

Approximate total area⁽¹⁾
59.04 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

The logo for Parkers Lettings, featuring the word "PARKERS" in a bold, black, sans-serif font, oriented vertically on the left side of a white square. To the right of the text is a solid orange trapezoidal shape. The entire logo is enclosed within a thick black border.

PARKERS

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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.