



Coppice Road

2 Bedroom

**£1,100 pcm + security
deposit**

Calmore, SOUTHAMPTON





5 Coppice Road

Description

- Newly refurbished
- Large lounge / diner
- Modern kitchen
- Private garden
- EPC rating: C
- PROPERTY REFERENCE: 1219
- 2 double bedrooms
- Modern bathroom
- Shower
- Garage
- Available now

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!

A Beautifully presented, newly refurbished 2-bedroom ground floor maisonette with private enclosed garden and garage.

The accommodation is of good size with both bedrooms of double-proportion and a large lounge/diner overlooking the rear garden.

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).

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 1219.



Accommodation Comprises:

Entrance Porch

Enclosed with double-glazed door. Further door to:

Entrance Hallway

With built-in storage cupboard. Doors to all rooms.

Kitchen : 11.91' x 6.96' (3.63m x 2.12m)

New refurbished modern kitchen, Good range of storage cupboards, with ample work-surface. Built in oven and hob. Space for fridge / freezer and washing machine.

Living/Dining Room : 14.53' x 14.44' (4.43m x 4.40m)

Comfortable, light and airy reception views directly overlooking the rear garden.

Bedroom 1 : 14.44' x 13.62' (4.40m x 4.15m)

Large double bedroom. New paint and carpets.

Bedroom 2 : 10.99' x 10.60' (3.35m x 3.23m)

Good-size double bedroom. New paint and carpets.

Bathroom : 9.78' x 5.35' (2.98m x 1.63m)

Newly refurbished, White-coloured bathroom suite with electric shower over bath, wash hand basin, low level WC.

Garden

Side garden, laid to lawn with stepping stone path to Porch. Side gate to:

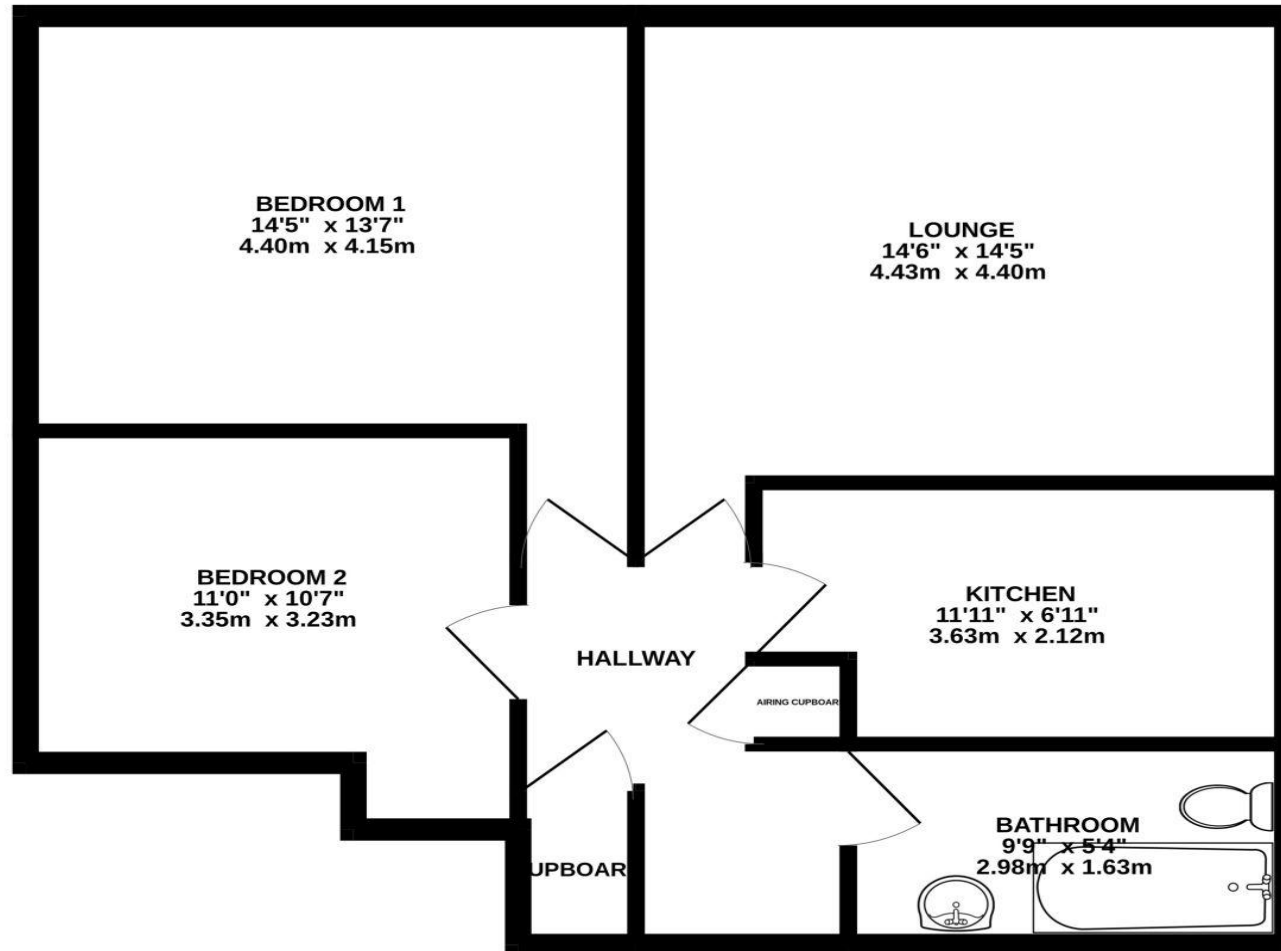
Rear garden, laid to lawn.

Garage

Single with metal up and over door.



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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 : 9703-3051-9206-7705-4200

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9703-3051-9206-7705-4200>

PARKERS

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £253.85) 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 £1269.23)

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.

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