



TO LET

Mill Way, Ashurst Bridge
£995 pcm + security deposit

A beautifully-presented 2-bedroom terraced house with private driveway and garage.

- Two-bedroom house
- Modern kitchen
- Integrated appliances
- Modern 4-piece bathroom
- EPC rating: D
- Driveway and garage
- Gas Central Heating
- UPVC double glazing
- Lovely front and rear gardens
- Available 01 Aug 2022



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 security deposit

Mill Way,
 Ashurst Bridge,
 Totton
 SO40 7JF

>> Key Features

- Two-bedroom house
- Modern kitchen
- Integrated appliances
- Modern 4-piece bathroom
- Driveway and garage
- Gas Central Heating
- UPVC double glazing
- Lovely front and rear gardens
- EPC rating: D
- Available 01 Aug 2022

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

One of the nicer examples we've seen of modern terraced house, occupying a favoured position on the edge of the Ashurst Bridge development. Totton and Southampton are within easy reach, as are local convenience shops for the Sunday papers. The property has been extensively refurbished including recent new double glazing, and much time and attention has been lavished on the front and rear gardens. Unusually for this property type, the house has a single garage and private driveway.

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.

Agents notes: We regret that pets and smokers are not permitted. Rent will be adjusted to 01st monthly.

Energy Performance Rating: 'D'.



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Council Tax: Band 'C'. New Forest District Council (Totton & Eling Area) £1,806.18 for year 2022 / 2023.

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 from 01 August 2022. Please note that an initial term of twelve 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 1507.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 2.8 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. (0.06 miles)
10. Turn left onto Mill Way. (0.03 miles)
11. Turn left to stay on Mill Way. (0.01 miles)
12. Your destination is on the left. (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.



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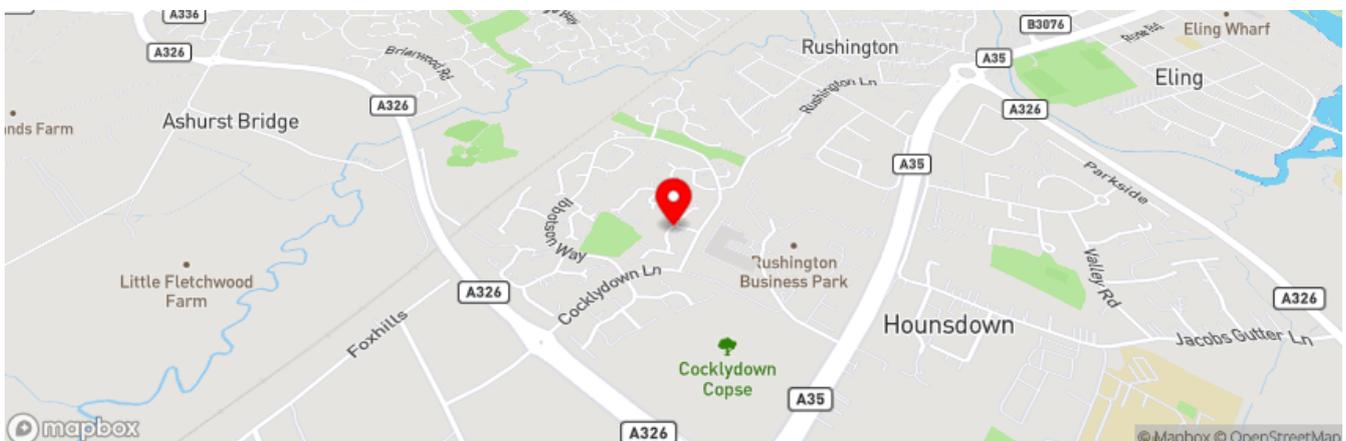
A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, 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.

Criteria: 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 x 12 months) = £9,600 per annum. (£9,600 x by 2.5) = £24,000 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 Hallway

Tiled canopy porch leads to the Entrance hallway with stairs rising to the first floor.

Kitchen : 9.97' x 5.94' (3.04m x 1.81m)

Front-facing room, re-fitted with a range of eye level and base units below matching worktops. Integrated oven, hob, extractor hood and fridge/freezer. Space for washing machine. Butler sink, wall-mounted boiler and heating controls.

Living/Dining Room : 13.35' x 12.53' (4.07m x 3.82m)

Maximum measurements. Rear-facing room with double glazed French doors leading out to the garden, built-in under stairs storage cupboard.



Stairwell / Landing

Access to roof space, shelved airing cupboard housing hot water tank.

Bedroom 1 : 12.50' x 10.14' (3.81m x 3.09m)

Maximum measurement into recess. Light and airy front-facing room, fitted wardrobe.



Bedroom 2 : 11.38' x 6.59' (3.47m x 2.01m)

Rear-facing room.

Bathroom

Re-fitted with a white suite comprising panelled bath, low flush WC, pedestal wash hand basin, tiled shower cubicle with sliding doors, tiled walls and floor.

Garden

The front garden is laid to decorative stones, bounded by hedging, cold water tap, meter boxes. The rear garden comprises a selection of shrubs and bushes, patio area, area laid to decorative stones, garden pond and rear gate.

Garage

Private driveway leads to single garage with metal up and over door

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
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.