



TO LET

Hyde Close, Totton

£940 pcm + security deposit

Superb two bedroom end terrace house available for a long term let in the sought after West Totton area.

- 2 Bedrooms
- Lounge
- Kitchen / Diner
- Gas Central Heating
- EPC Rating: tbc
- Double glazed
- Shower over bath
- Unfurnished
- Parking
- Available 25 Feb 2022



£940 pcm +  
 security deposit

Hyde Close,  
 Totton,  
 SOUTHAMPTON  
 SO40 8EZ

Superb two bedroom end terrace house available for a long term let in the sought after West Totton area.

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

A superb two-bedroom end-terrace house available for a long term let. Spacious, well designed accommodation in a pleasant residential close, with good access to nearby amenities.

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.

#### >> Key Features

- 2 Bedrooms
- Lounge
- Kitchen / Diner
- Gas Central Heating
- Double glazed
- Shower over bath
- Unfurnished
- Parking
- EPC Rating: tbc
- Available 25 Feb 2022



£940 pcm +  
security deposit

Energy Performance Rating: 'D'.  
Expired certificate. Currently  
being re-assessed.

Availability: Available  
immediately. 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  
1536.

Hours of business: We're open  
for business Monday - Friday  
9.15am - 5.00pm. Late on  
Wednesday until 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



## £940 pcm + security deposit

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.



£940 pcm +  
security deposit

The ground floor comprises a kitchen/diner across the rear of the property with superb kitchen with oven, hob and hood, washing machine and fridge freezer whilst to the front is a good size lounge. On the first floor are two well-proportioned bedrooms and a white bathroom suite with separate shower over the bath. In addition the property benefits from double glazing and double glazing.

Accommodation Summary:

Entrance Hall.

Lounge - 13'4" x 10' (4.06m x 3.05m).

Kitchen/diner- 13'4" x 9'3" (4.06m x 2.82m).

First Floor Landing.

Bedroom 1- 13'3"(4.04m) narrowing to 10' (3.05m) x 11'8"(3.56m) into wardrobe.

Bedroom 2 - 11'2" x 6'10" (3.4m x 2.08m).

Bathroom.

Enclosed rear garden

Allocated parking space.

Availability, available  
?????????for a long term tenancy. Please note an initial term of six months will apply.

Agent's notes: regrettably pets are not permitted. Please quote property reference 1536.



#### Entrance

*0.0x 0.0ft ( 0.0m x 0.0m)*

With Stairs to the first floor landing, and door to:

#### Lounge

*13.3x 10.0ft ( 4.0m x 3.0m)*

Comfortable front-facing reception room with wood-effect flooring. Door to:

#### Kitchen / Diner

*13.3x 10.0ft ( 4.0m x 3.0m)*

Modern fitted kitchen comprising eye and base-level storage units, with a wood-effect work-surface and splashback tiling. Built-in oven, hob and extractor hood. Please seek clarification regarding other appliances supplied.

#### Stairs / Landing

*0.0x 0.0ft ( 0.0m x 0.0m)*

With doors to both bedrooms and bathroom.



### Bedroom 1

13.2x 11.6ft ( 4.0m x 3.5m)

Maximum measurement. Comfortable double-size bedroom, light and spacious with 2 x windows to the front and built-in wardrobe.

### Bedroom 2

11.1x 6.8ft ( 3.4m x 2.0m)

Rear facing double bedroom, with range of eye-level storage cupboards.

### Bathroom

6.3x 6.3ft ( 1.9m x 1.9m)  
Modern white 3-piece suite, with shower over the bath.

### Garden

0.0x 0.0ft ( 0.0m x 0.0m)

Lawned with patio and with a good degree of privacy to the rear.

### Tenant Fees

0.0x 0.0ft ( 0.0m x 0.0m)

Tenants (Housing Act tenancies)

Permitted default payments:

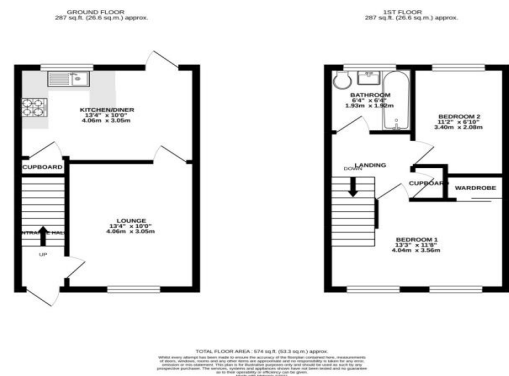
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

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.

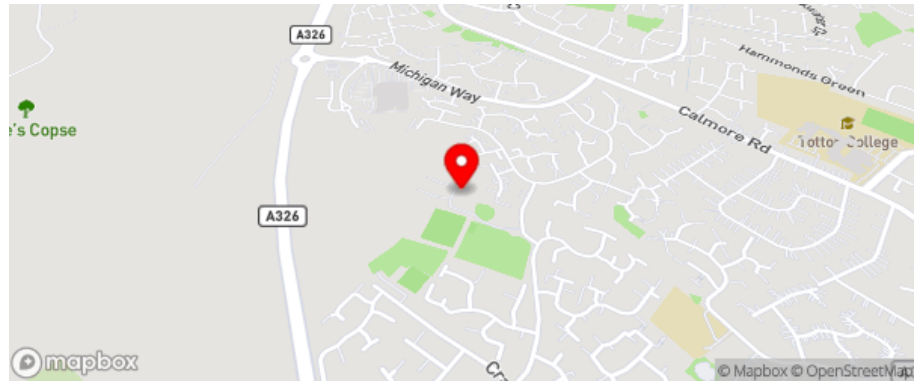
Early release of tenancy: £780 including VAT.

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





Directions



Certificate Number : \* Exemption

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	0	0

[https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/\\* Exemption](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/* Exemption)

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.