



Brook Valley

3 Bedroom

**£1,150 pcm + security
deposit**

Maybush, Southampton Maybush





17 Brook Valley

Description

- 3 bedrooms
- Lounge with balcony
- Bathroom with power shower
- Garage & driveway
- EPC Rating: C
- PROPERTY REFERENCE: 1587
- Good presentation
- Kitchen with cooker
- Cloakroom
- Gas central heating
- Available 29 August 2025

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!

Available is this 3 bedroom house boasting spacious accommodation with plenty of storage over three floors. The property is located in the suburb of Maybush, within easy reach of Southampton's city centre, and General hospital. A bonus to many will be the absence of a lawn to mow. Instead, an attractive brick-laid patio and sunny, enclosed balcony provide an outside area for the more clement weather.

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.

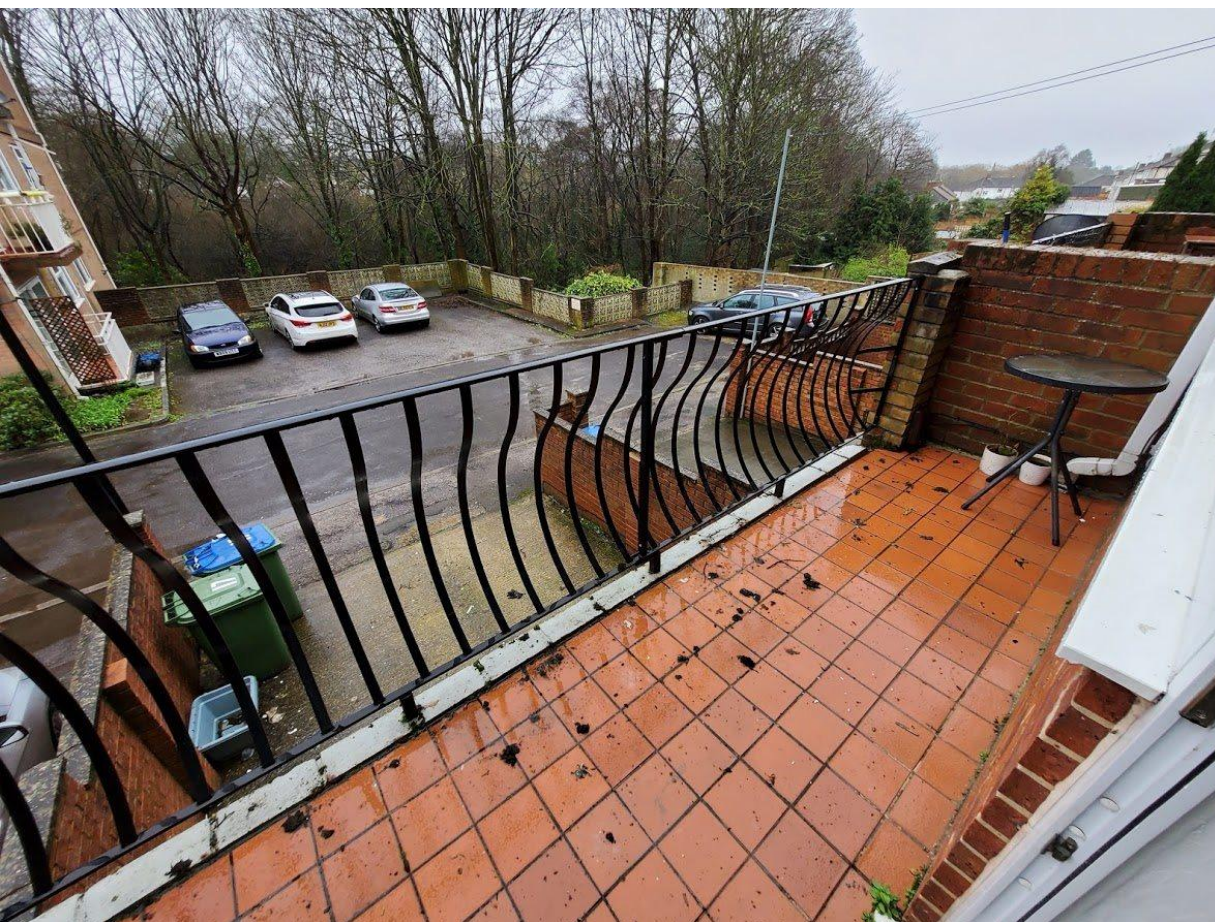
Pets: We regret that pets are not permitted.

Energy Performance Rating: 'C'.

Council Tax: Band 'C'. Southampton City Council. £2,014.61 for year 2025/ 2026.

Availability: Available 29 August 2025. Please note that an initial term of six months will apply.





Accommodation Comprises:

Entrance Hallway

Tile floor. Doors to kitchen, lounge and:

Cloakroom

Modern white-coloured suite.

Kitchen

Front-facing room fitted with a range of modern units. Gas cooker and extractor hood to remain.

Living/Dining Room

Rear-facing room with door opening out to:

Balcony

Useable tiled balcony enclosed by wrought-iron balustrade.

Bedroom 1

Rear-facing double bedroom with built-in wardrobes. Enjoys the morning sunshine.

Bedroom 2

Front-facing double bedroom.

Bedroom 3

Front-facing single bedroom.

Bathroo

Modern white-coloured suite with power shower over the bath.

Rear Lobby

With ample storage space and UPVC door leading to outside. Large understairs storage. Door to:

Basement Room

Slight limited headroom, although very useable. Plumbing for washing machine. Ideal laundry room for the larger family.

External

To the front of the property is an attractive brick-laid private patio area, with ornamental street light. The area to the rear of the property is laid to driveway for one car, plus on-road parking for a further car. Garage, Integral single garage with metal up and over door, with access to the rear lobby.



Certificate Number : 0320-2588-2270-2427-8515

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0320-2588-2270-2427-8515>

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £265.38) 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 £1326.92)

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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