



**Serle Close**

**2 Bedroom**

**£1,125 pcm + security  
deposit**

Totton, Southampton Totton





## Serle Close

### Description

- Two bedroom house
- Built-in wardrobes to both bedrooms
- Garden
- Available 03 May 2024
- Kitchen with white goods
- Bathroom with shower
- Parking
- PROPERTY REFERENCE: 1716

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

A comfortable two bedroom house in the popular location West Totton. Offered un-furnished with white goods. Two good-sized bedrooms with built-in wardrobes to each and modern white-coloured bathroom suite with shower. Externally, private garden with side access and private parking to the front of the property.

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: 'TBC'.

Council Tax: Band 'B'. New Forest District Council (Totton & Eling Area) £1,663.58 for year 2023 / 2024.

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 03 May 2024. 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 1716.



## Accommodation Comprises:

### Entrance

With stairs to the first floor.

Lounge : 10.10' x 13.32' (3.08m x 4.06m)

Comfortable living room. Wood laminate flooring. Door to:

Kitchen / Diner : 13.35' x 9.22' (4.07m x 2.81m)

Range of storage units and work surface area. Oven, hob, extractor, washing machine and fridge / freezer to remain. Large understairs cupboard houses the boiler. Door to the rear garden.

### Stairwell / Landing

Bedroom 1 : 13.35' x 11.42' (4.07m x 3.48m)

Main bedroom with fitted wardrobe.

Bedroom 2 : 6.79' x 9.12' (2.07m x 2.78m)

Good size second room with fitted wardrobe.

### Bathroom

Modern white suite.

### Garden

Enclosed private garden with side access.





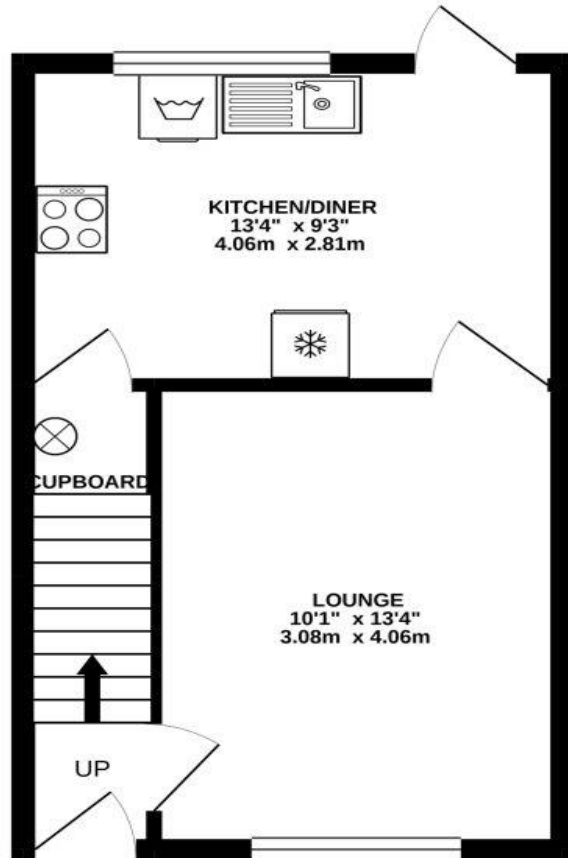
**Directions:** Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG.

Starting from SO40 3SG. Total : 1.8 miles (7mins)

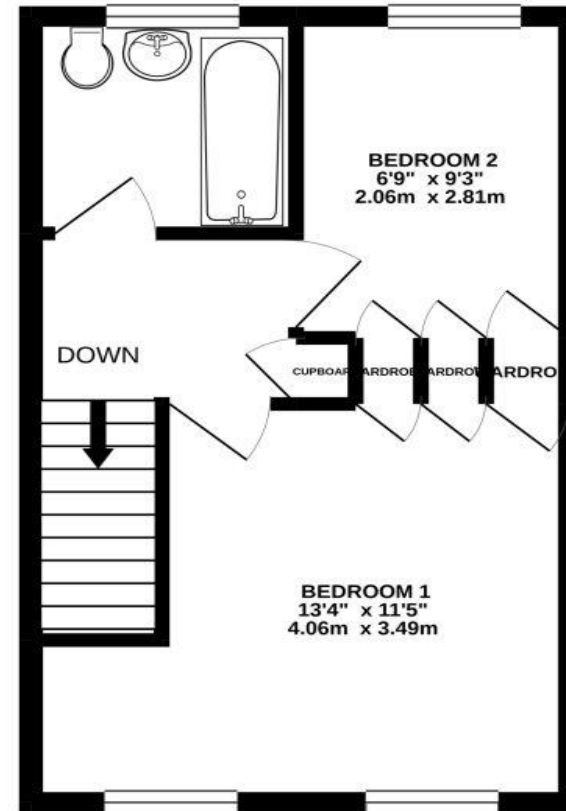
1. Drive northwest. (0.00 miles)
2. Turn right onto Salisbury Road/A36. (0.0 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.0 miles)
4. Enter the roundabout and take the 2nd exit onto Ringwood Road/A336. (1.0 miles)
5. Enter the roundabout and take the 2nd exit onto A336. (0.0 miles)
6. Enter the roundabout and take the 3rd exit onto Crabbs Way. (0.0 miles)
7. Turn right onto Strides Way. (0.00 miles)
8. Turn left onto Matley Gardens. (0.00 miles)
9. Turn right onto Serle Close. (0.00 miles)
10. Turn left. (0.00 miles)
11. You have arrived at your destination. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm.  
Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only.  
Sunday, Closed.

GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 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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## Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £260) 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 £1298)

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.