



Acorn Close

Marchwood, Southampton, SO40 4YN

**3 Bedrooms
Beautiful order**

**£1,295 pcm + security
deposit**





Acorn Close, Marchwood, Southampton, SO40 4YN

Description

- | | |
|-------------------------|----------------------------|
| ■ Large garden | ■ Garage & parking |
| ■ 3 bedrooms | ■ Conservatory |
| ■ Kitchen / diner | ■ Bathroom with shower |
| ■ Gas Central Heating | ■ EPC Rating: C |
| ■ Available 23 Dec 2024 | ■ PROPERTY REFERENCE: 1782 |

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!

With a large rear garden, this modern family house is perfect for the growing family. Shops, schools and bus routes are all within easy reach and the cul-de-sac provides a quiet, safe position within the village.

Internally, the property is very well presented, with a modern kitchen / diner, bathroom with shower and UPVC conservatory, and excellent decoration throughout.

Available as a long-term home and one not to be missed.

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.

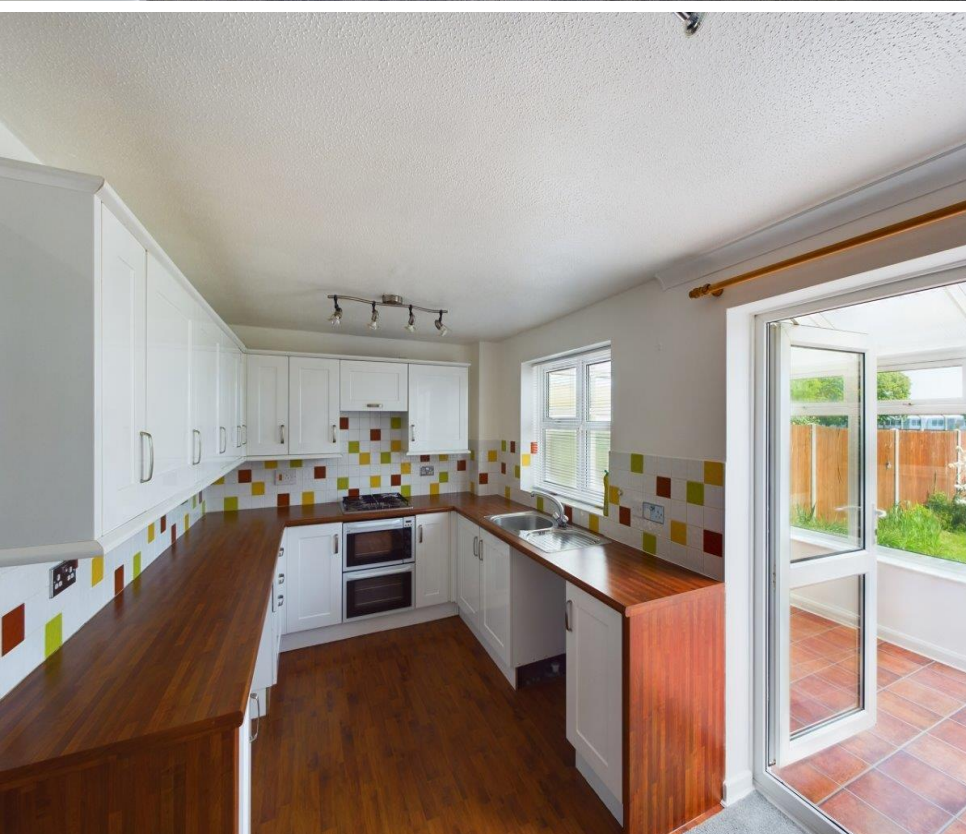
Energy Performance Rating: 'C'.

Council Tax: Band 'C'. New Forest District Council (Marchwood Area) £1,987.64 for year 2024/2025.

Locality: Marchwood

Lying West of Southampton, about 7 miles by road, on the western shore of Southampton Water, the parish of Marchwood has grown to a population in excess of 6000 residents, no doubt partly due to the good schooling, recreational facilities and everyday amenities. Marchwood has an Infant and Junior School, with secondary schools located both at Dibden Purlieu and Totton. Lepe Country Park and the pebble beach at Calshot are both within a short drive.

Availability: Available 23 Dec 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 80868578, quoting **property reference 1782**.

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

Total : 4.4 miles (12mins)

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 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.1 miles)
6. Turn left onto High Street/B3076. (0.01 miles)
7. Turn right onto Eling Lane. (0.1 miles)
8. Turn right onto Rose Road. (0.1 miles)
9. Turn right onto Bartram Road. (0.04 miles)
10. Turn left onto Totton Bypass/A35. (0.2 miles)
11. Enter the roundabout and take the 1st exit onto Marchwood Bypass/A326. (0.5 miles)
12. Turn left onto Jacob's Gutter Lane. (1.6 miles)
13. Enter the roundabout and take the 1st exit onto Normandy Way. (0.6 miles)
14. Turn right onto Autumn Road. (0.1 miles)
15. Turn left onto Acorn Close. (0.03 miles)
16. 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.

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.

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.



Accommodation Comprises:

Entrance Hall

With stairs to the first-floor landing. Door to:

Lounge : (4.53m x 4.58m)

Spacious reception room with understairs recess offering useful additional storage.

Kitchen / Diner : (2.58 x 4.58)

Modern fitted units with oven, hob and extractor to remain. Plenty of space for a dining table. Double doors opening to:

Conservatory : (2.26m x 3.65m)

Of UPVC constructions. Cream-coloured Roman blinds to remain. Door opens out on to the rear garden.

Stairs / Landing

Access to loft space. Built-in boiler cupboard (modern combi boiler).

Bedroom 1 : (4.00 x 2.66m)

Double-size light and airy bedroom.

Bedroom 2 : (3.25m x 2.68m)

Double-size bedroom.

Bedroom 3 : (2.49m x 1.88m)

Good size single bedroom.

Bathroom: (1.74m x 1.88m)

White-coloured suite with shower over the bath, fed directly from the combi boiler to provide a continuous supply of hot water.

External

The garden is of a good size, continuing around the rear of the garages and provides two separate lawned areas, a patio, a decking area- perfect for barbecues - and a large timber storage shed. There is a garden gate leading to front and:

Garage

Brick-built garage in adjacent block, being the middle of three garages. Parking directly in front of the garage, and further ample on-road parking.

Tenant Fees

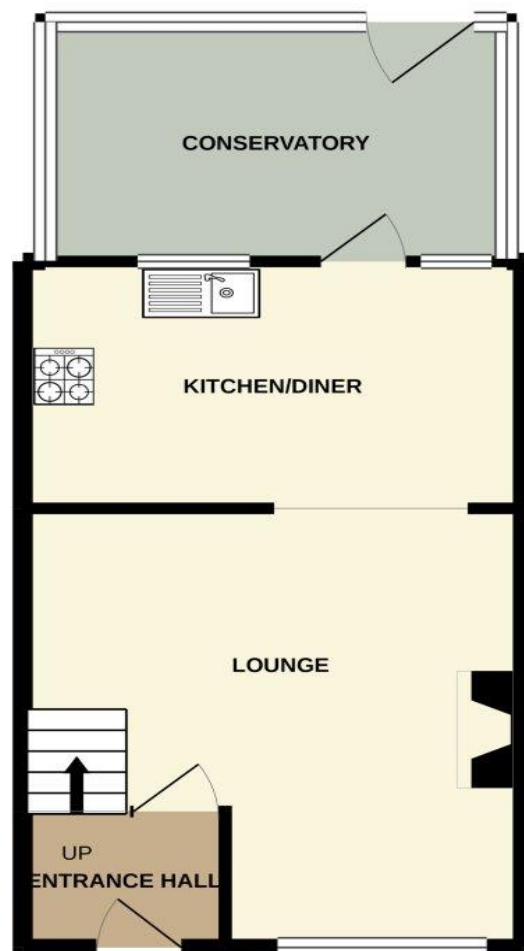
Tenants (Housing Act tenancies)

Permitted default payments:

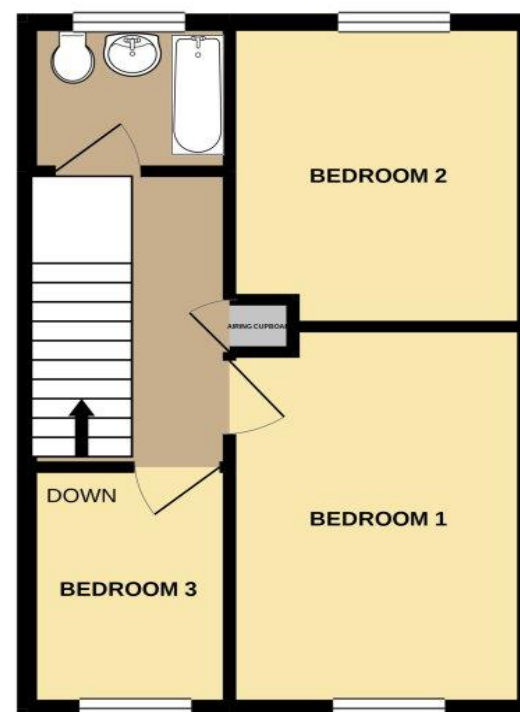
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging. Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs. Rent arrears: Interest accrues from day one, if the rent is not paid within 14 days of the due 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
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	87
England		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	88
England		
	EU Directive 2002/91/EC	



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