

School Road, Totton
2 bedroom end terraced cottage
£925 pcm + security deposit



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This spacious two bedroom house is in lovely order from floor to ceiling and offers attractive period features, blended with modern convenience.

A recent refurbishment provided new central heating, wiring, plumbing, kitchen, bathroom (with separate shower cubicle), full replastering and wall skim, new decoration and floor coverings.

The garden is a of good size and rich with soft fruit bushes, vegetable beds and an apple tree. The ingoing tenant will be expected to maintain the garden to a reasonable standard.

Utilities: The in-going tenant is responsible for gas, electric, water and council tax bills, in addition to any other service



Entrance Hall
With stairs up to the first floor landing.



Bedroom 2
Double-size bedroom.



Kitchen
Modern fitted kitchen with gas hob, electric oven and extractor hood. Door out to the rear garden.

Bathroom
Large bathroom with newly fitted white suite comprising: Shower cubicle, bath, wash basin and toilet.

Living Room
Front facing reception room with period feature fireplace.

External
To the rear of the property is a good-size rear garden. Potentially a gardener's delight with soft fruit trees, a mature apple tree, lawned area and vegetable beds. Two outside storage cupboards.

Dining Room
Large dining room with period feature fireplace. Understairs storage cupboard.

Parking
On-road parking only.

Stairs / Landing

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.

Bedroom 1
Double-size bedroom.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		84	(81-91) B		82
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D	60	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England EU Directive 2002/91/EC			England EU Directive 2002/91/EC		

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