



Cobland House

2 Bedroom £1095 pcm + security deposit

62 High Street, Totton, SO40 9HN





Cobland House, 62 High Street, Totton, Hampshire, SO40 9HN

Description

- Large 2-bedroom flat
- Purpose-built shower room
- Gas Central Heating
- Very spacious
- EPC Rating: 'D'
- PROPERTY REFERENCE: 1803
- Modern fitted kitchen
- UPVC double glazing
- Convenient location
- Allocated parking
- Available 29 Sep 2026

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.

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Forming part of Cobland House - one of the oldest buildings in Totton - this converted two bedroom apartment provides spacious split-level accommodation. Particular features include a large living room, a modern fitted kitchen, complete with oven, hob and extractor hood, and a luxurious purpose-built shower room. The property has full gas central heating, UPVC double glazing and private parking.

Utilities: The in-going tenant is responsible for gas, electric and council tax bills, in addition to any other service to which they contract. Water is paid for by the Landlord.

Deposit: A deposit of 5 x weeks rent is payable.

Energy Performance Rating: Band 'D'.

Council Tax: Band 'A'. New Forest District Council (Totton & Eling Area) £1,651.45 for year 2026 / 2027.

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 29 Sep 2026 on an Assured Periodic Tenancy Agreement. 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 1803.

Hours of business: We're open for business Monday and Friday 9.00am to 4.30pm.

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:

$(£800 \times 12 \text{ months}) = £9,600 \text{ per annum. } (£9,600 \times \text{by } 2.5) = £24,000 \text{ per annum.}$

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).



Accommodation Comprises:

Hallway

With stairs up the landing.

Landing

With built-in linen-storage cupboard. Doors to both bedrooms, shower room and and:

Living Room : 11.29' x 16.57' (3.44m x 5.05m)

Light and airy spacious reception room. Door to:

Kitchen : 6' x 11.68' (1.83m x 3.56m)

With an extensive range of eye and base level storage cupboards, with plenty of work-surface and complimentary splashback. Integral oven, hob and hood.

Bedroom 1 : 9.22' x 11.22' (2.81m x 3.42m)

Good-size double bedroom.

Bedroom 2 : 7.71' x 13.55' (2.35m x 4.13m)

Comfortable second bedroom.

Shower Room : 7.19' x 5.18' (2.19m x 1.58m)

Modern white suite of shower, wash basin and WC.

Parking

Allocated parking space for 1 car. Further shared visitor's space.

Tenant Fees

Tenants (Housing Act tenancies)

Permitted default payments:

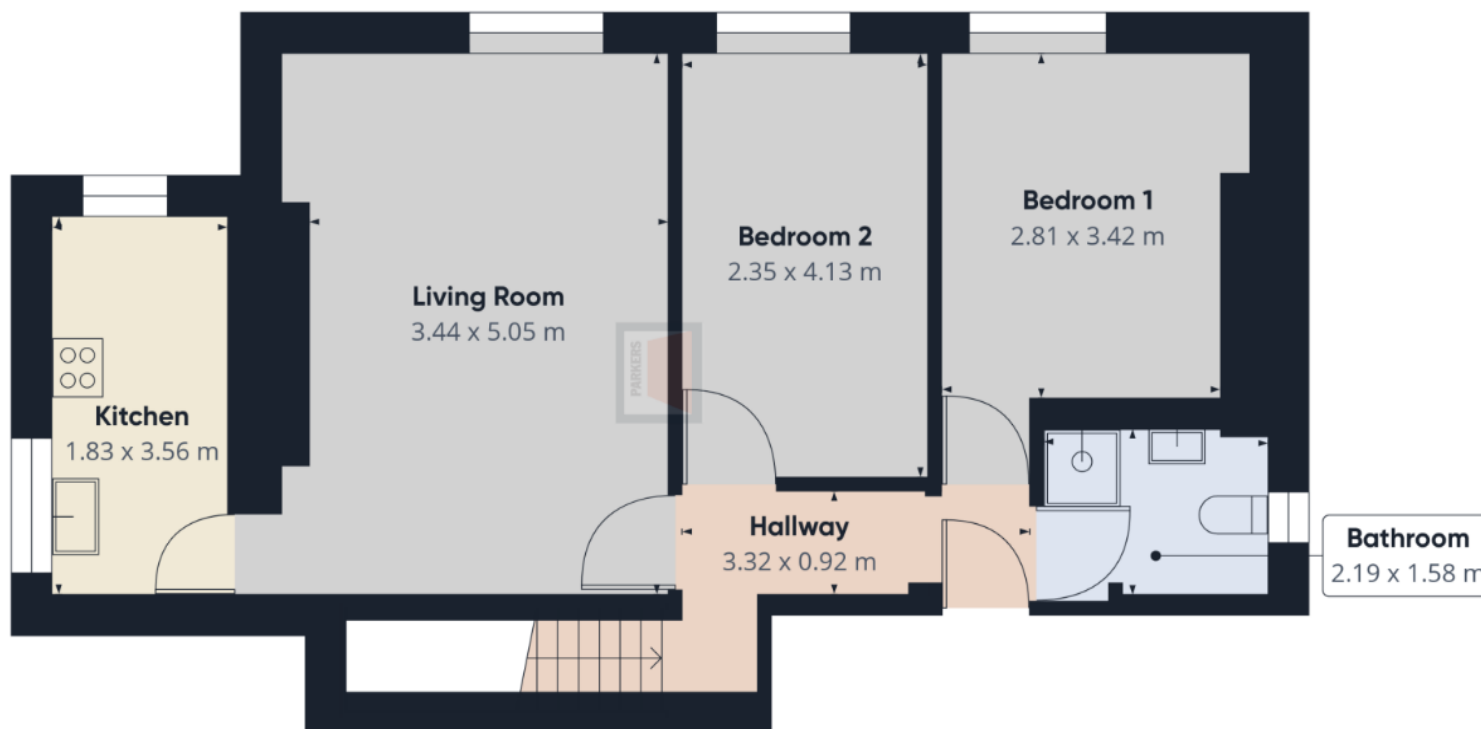
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

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.



Approximate total area⁽¹⁾
54.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



1, Salisbury Road Arcade, Totton
SOUTHAMPTON, SO40 3SG
telephone : 023 8086 8578
email : info@parkersletttings.com
parkersletttings.com

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.