



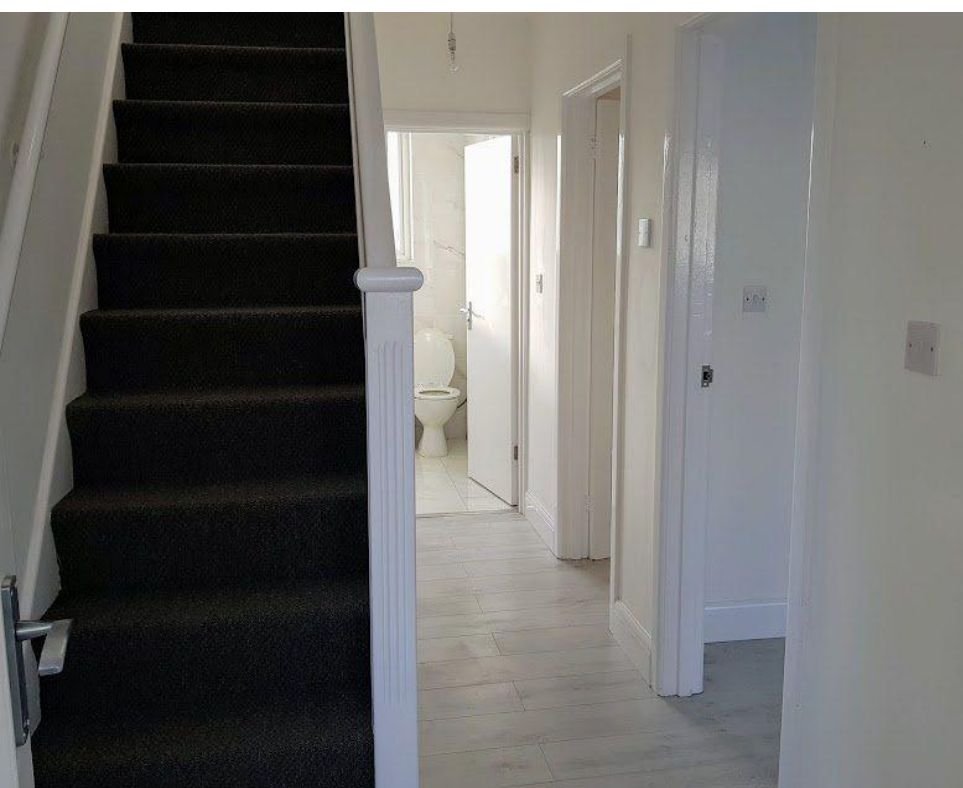
Hammonds Lane

3 Bedroom

**£1,495 pcm + security
deposit**

Totton, Hampshire





37 Hammonds Lane, Totton, Hampshire, SO40 3LF

Description

- | | |
|-------------------------|-----------------------|
| ■ Family house | ■ 3 bedrooms |
| ■ Lounge | ■ Kitchen / diner |
| ■ Modern bathroom | ■ Shower over bath |
| ■ Separate WC | ■ Gas Central Heating |
| ■ Ample parking | ■ EPC Rating: D |
| ■ Available 07 Nov 2025 | ■ PROPERTY REF: 1814 |

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!

A 3-bedroom family home, in a convenient location on the outskirts of the town, within easy reach of schools, college, leisure centre and bus routes.

The property has modern gas central heating, a modern kitchen, bathroom and cloakroom, good floor coverings and is presented well.

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: 'D'.

Council Tax: Band 'C'. New Forest District Council (Totton & Eling Area) £2,094.77 for year 2025 / 2026.

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.

For further information or to view: Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 1814.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 0.6 miles (3mins);

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.3 miles)
3. Turn left onto Hammonds Lane. (0.1 miles)
4. Your destination is on the left. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.00am - 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:

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

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

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 Hallway

With understairs storage cupboard.

Lounge : 13.58' x 11.06' (4.14m x 3.37m)

Into bay. Attractive bay-fronted reception room.

Kitchen / Diner : 11.22' x 9.02' (3.42m x 2.75m)

Modern refitted kitchen / diner, with integral oven and hob.

Bathroom

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

Stairwell / Landing

Doors to all rooms.

Bedroom 1 : 13.91' x 10.04' (4.24m x 3.06m)

Into bay. Large double bedroom.

Bedroom 2 : 11.06' x 9.12' (3.37m x 2.78m)

Rear-facing double bedroom.

Bedroom 3 : 8.96' x 6.86' (2.73m x 2.09m)

Goods-size single bedroom.

WC

Modern white-coloured suite comprising low level WC and wash basin.

External

Large garden to the front with long driveway. Side lean-to storage room with access through to a large rear garden.

Tenant Fees

From 01/06/2019

Tenants (Housing Act tenancies)

Permitted default payments:

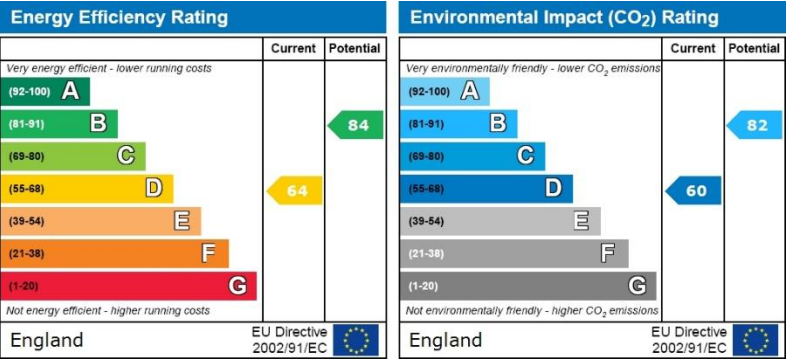
Loss of keys / security device: Cost of replacement only, plus agent's reasonable costs in arranging.

Variation, assignment or novation to the lease: The greater of £50 including AT 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: 3 x weeks rent plus VAT, and subject to a minimum of £650 plus VAT (£780 including VAT).

Parkers Lettings Ltd are members of The Property Redress Scheme and Client Money Protect.



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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.