



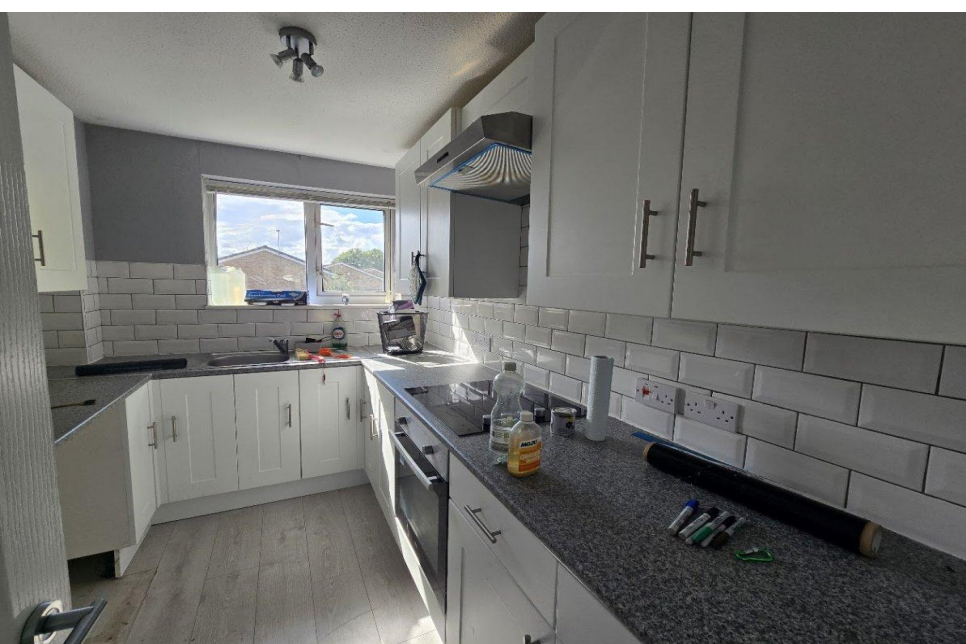
Coppice Road

2 Bedroom

**£1,025 pcm + security
deposit**

Calmore





3 Coppice Road

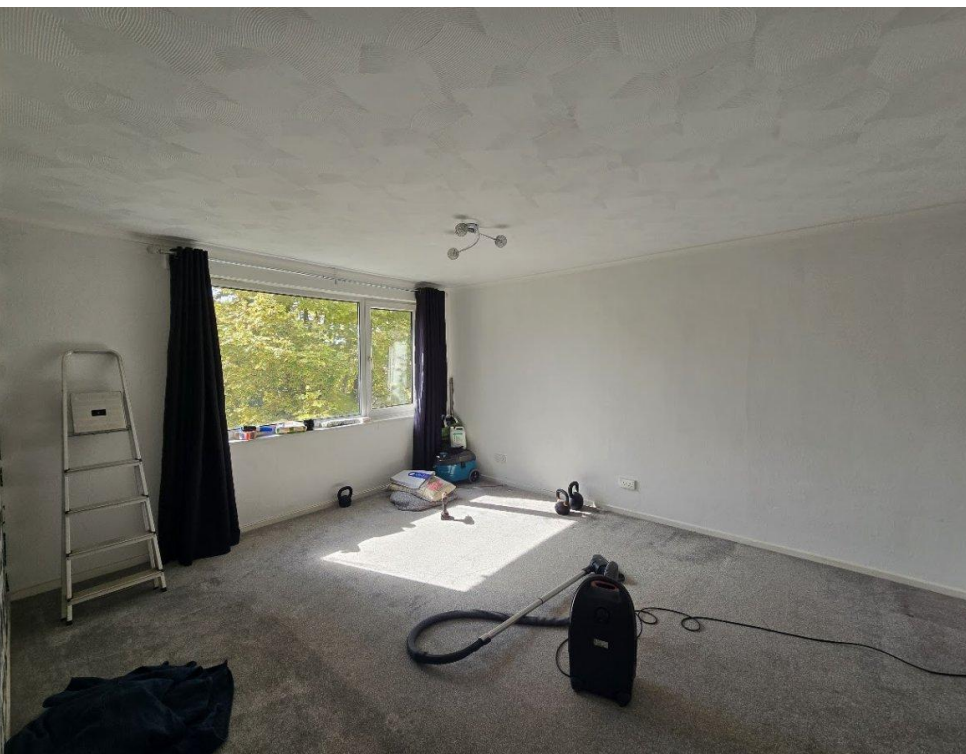
Description

- 2 double bedrooms
- Garage
- Private garden
- PROPERTY REF: 1849
- UPVC double glazing
- EPC Rating: D
- Available 02 October 2025

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!

****MORE PHOTOS COMING SOON****



A large, beautifully-presented 2-bedroom first floor maisonette on the edge of the Calmore estate. Private garden and parking included.

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 'B'. New Forest District Council (Totton & Eling Area) 1,832.93 for year 2025 / 2026.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 324.



Accommodation Comprises:

Entrance / Stairwell / Landing

Good-size useable area, with plenty of space for a desk or small dining table.

Kitchen

Fitted kitchen with oven, hob and extractor hood. Space for fridge / freezer. Recess and plumbing for washing machine.

Living/Dining Room

Large living room, overlooking the rear garden.

Bedroom 1

Large double bedroom.

Bedroom 2

Double bedroom with built-in wardrobe.

Bathroom

Modern white-coloured suite with electric shower over bath. Bright and spacious dual aspect room.

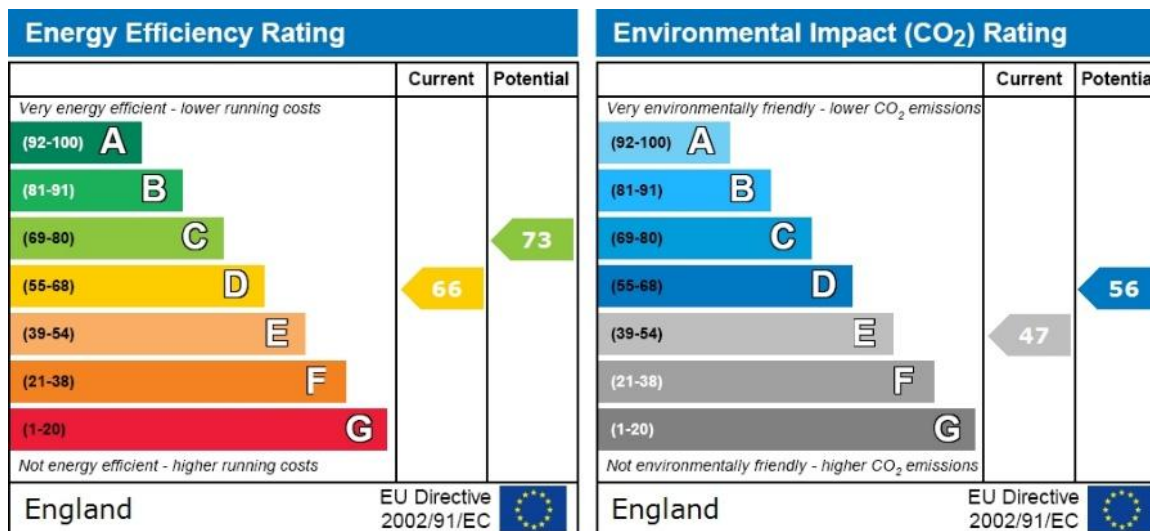
Garden

Open-plan lawned garden to the front and enclosed garden to the rear.

Garage

Single garage in block, with metal up-and-over door





Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £236.54) 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 £1182.69)

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.

PARKERS



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