



TO LET

Denbigh Close, Totton
£945 pcm + security deposit

A modern and spacious two bedroom end-of-terrace house in the popular area of Ashurst Bridge.

- 2 bedroom house
- Kitchen with oven, hob and hood
- Good-sized lounge
- Double glazed
- EPC rating: C
- Modern bathroom suite
- Gas Central Heating
- Low maintenance rear garden
- Parking
- Available from 20 May 2022



**£945 pcm +
security deposit**

Denbigh Close,
Totton,
Southampton
SO40 7QD

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings, The Specialist Letting Agent for expert information and advice.

A fantastic two bedroom end-of-terrace house in the sought after location of Ashurst Bridge. The property is of a good size with a modern kitchen and bathroom benefitting from new paint and carpets. Both the front and back garden are low maintenance. Offered for a long term let.

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 (Totton & Eling Area)
£1,806.18 for year 2022 / 2023.

>> Key Features

- 2 bedroom house
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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 20 May 2022. 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 8086 8578, quoting property reference 1862.

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

Starting from SO40 3SG. Total : 2.9 miles (8mins)

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 2nd exit onto Ringwood Road/A336. (0.8 miles)
5. Enter the roundabout and take the 2nd exit onto A336. (0.3 miles)
6. Enter the roundabout and take the 1st exit onto Fletchwood Road. (0.1 miles)
7. Enter the roundabout and take the 1st exit onto A326. (0.8 miles)
8. Enter the roundabout and take the 1st exit onto Cocklydown Lane. (0.1 miles)
9. Turn left onto Ibbotson Way. (0.1 miles)
10. Turn left onto Denbigh Close. (0.04 miles)
11. Your destination is on the left. (0.00 miles)



£945 pcm + security deposit

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

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.



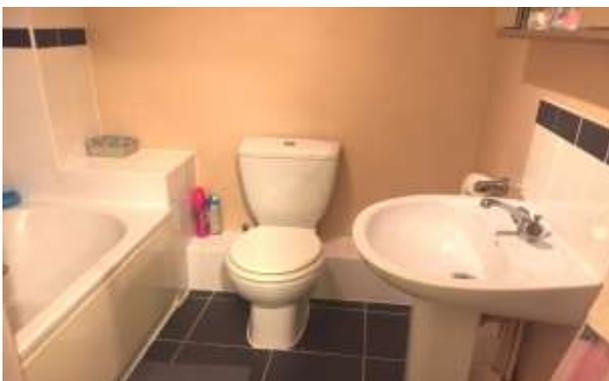
Kitchen
Kitchen, with oven, hob and hood. Space for dining table

Living Room
Front facing living room with plenty of natural light.

Bedroom 1
Double bedroom with built-in wardrobes.

Bedroom 2
Single bedroom.

Bathroom
White-coloured bathroom suite comprising bath with shower over, wash hand basin and low level WC.



Garden
Low maintenance front and rear garden. Large shed to remain which has power and light.

Parking
Private parking.



These measurements are not a guarantee of accuracy. They are for information only and should not be relied upon for any legal or financial purpose. The actual measurements may vary slightly from those shown on the floor plan.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(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			
		70	89			72	91
England	EU Directive 2002/91/EC			England	EU Directive 2002/91/EC		



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Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £218.08) 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 £1090.38)

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.