



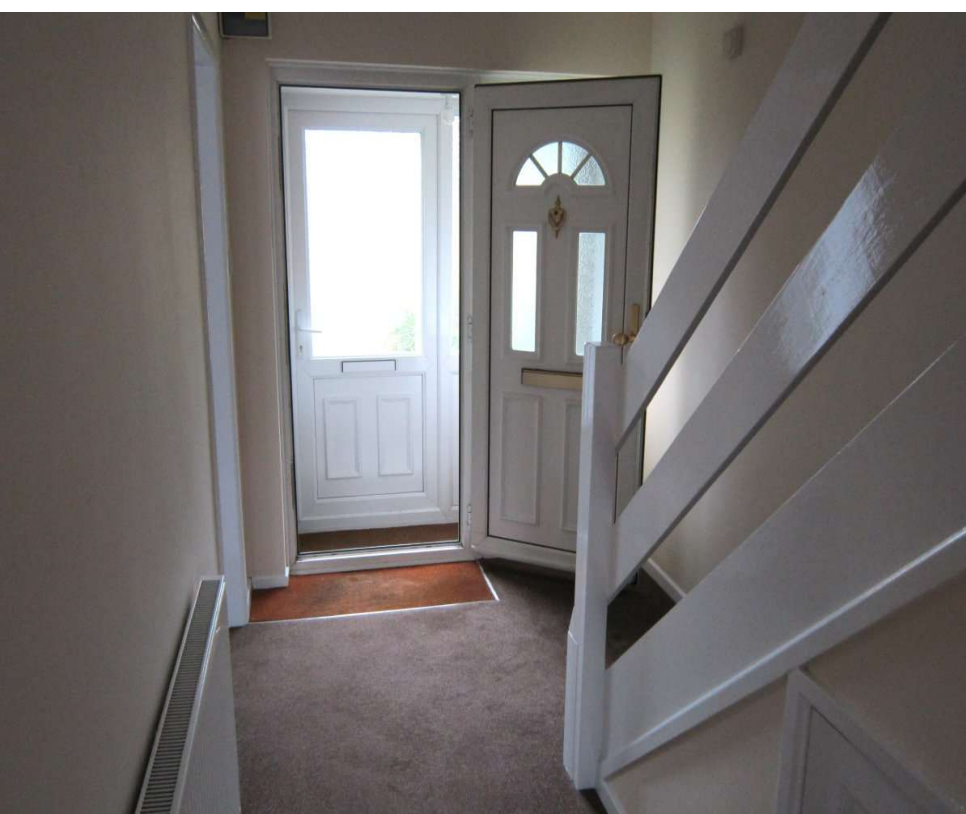
Benbow Gardens

Calmore, Totton, Southampton

**Spacious 3 Bedroom house.
No Chain!**

**£269,950
Freehold**





29 Benbow Gardens, Calmore, Totton, Southampton, SO40 2SX

Description

- 3 good bedrooms
- Kitchen with oven & hob
- Bathroom with shower
- UPVC double glazing
- Enclosed Garden
- Spacious Lounge / diner
- Close to infant and junior schools
- No chain!
- Competitively priced
- Gas Central Heating
- EPC Rating: C
- PROPERTY REF: 1881

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

With plenty of space for the growing family, this 3-bedroom house is located in pleasant cul-de-sac location, accessed from a pedestrian walkway, and within a short walk of Calmore's Infant and Junior Schools and other nearby facilities.

The property is competitively-priced, with scope for the incoming purchaser to apply the decorative touch to their dream home.

Of note is the good-size enclosed rear garden, UPVC double-glazing, a replacement Worcester boiler and importantly, immediate vacant possession with no forward chain.

Tenure: Freehold.

EPC rating: 'C'.

Council Tax: Band 'C'. New Forest District Council (TOTTON & ELING) £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.

Directions: Starting from our offices in Totton, SO40 3SG.

1. Proceed away from Totton centre on Salisbury Road.
2. Take 1st exit at the roundabout into Calmore Drive.
3. Turn immediately left to continue on Calmore Drive.
4. Turn Right into The Paddock.
5. Proceed to the head of the cul-de-sac and park.
6. Number 29 is found in straight ahead and slightly to the left.

Understanding Stamp Duty: A Simple Explanation

Imagine you're buying a house - it's a big purchase! Just like with some other things you buy, the government has a tax on buying property, and it's called Stamp Duty Land Tax (or just stamp duty for short). This tax applies if you're buying a home in England or Northern Ireland that costs more than £125,000. If you're buying in Wales or Scotland, they have their own similar taxes.

Think of the price of the house being divided into different chunks, or "bands." For each of these price chunks, there's a different percentage of tax you need to pay. It works a bit like this: you don't pay any tax on the very first bit of the price, but as the price goes higher, the percentage you pay on the extra bit also goes up.

How much is stamp duty?

Here's a breakdown of the different price bands and the tax rate for each, starting from April 1, 2025:

Price of the Property Tax Rate

Up to £125,000: 0%

£125,001 to £250,000: 2%

£250,001 to £925,000: 5%

£925,001 to £1.5 million: 10%

Let's look at an example:

Imagine you buy a house for £850,000 in April 2025. Here's how the stamp duty would be worked out:

On the first £125,000, you pay 0% tax = £0

On the next £125,000 (the part between £125,001 and £250,000), you pay 2% tax = £2,500

On the remaining £600,000 (the part between £250,001 and £850,000), you pay 5% tax = £30,000

So, the total stamp duty you'd owe is £0 + £2,500 + £30,000 = £32,500.

Who has to pay stamp duty?

Generally, if you're buying a residential (a place to live) property for more than £125,000, you'll need to pay stamp duty. There are different rules if you're buying a property that isn't just for living in, like a shop with a flat above it.

How do you pay stamp duty?

Usually, your solicitor (the legal person helping you with the house purchase) will handle all the paperwork and payment for you. You don't usually have to deal with it directly.

When do you pay stamp duty?

The stamp duty needs to be paid to the government within 14 days of when you officially become the owner of the property. Your solicitor should make sure this happens on time.

What about first-time buyers?

Yes, even if it's your first time buying a property, you still might have to pay stamp duty, but the rules are a bit different and can be more favourable for lower-priced homes. For example, if you buy a house for £500,000 as a first-time buyer in April 2025, you wouldn't pay any stamp duty on the first £300,000, and then you'd pay 5% on the remaining £200,000, which would be £10,000 in total. However, if the property costs more than £500,000, the regular stamp duty rules apply.

Are there any situations where you don't pay stamp duty?

There can be some situations where you might not have to pay stamp duty, or you might pay a different rate. For example, if you're buying a second home or a property to rent out (buy-to-let) from October 2024, you'll usually pay an extra 5% on top of the standard rates. Also, if you're not a UK resident, you might have to pay an extra 2% when buying a property in England or Northern Ireland.

Can you add stamp duty to your mortgage?

It might be possible to add the cost of stamp duty to your mortgage, but it depends on the mortgage lender. It's a good idea to speak to a mortgage advisor to see if this is an option for you.

Hopefully, this explanation makes stamp duty a bit clearer! Let us know if you have any other questions.

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.



Accommodation Comprises:

Entrance Porchway

Useful, lockable porchway. UPVC double-glazed door to:

Entrance Hallway

With stairs to the first floor landing. Door to kitchen and:

Lounge / Diner : 24.18' x 10.96' (7.37m x 3.34m)

Max measurements.

Light and spacious dual-aspect room with double glazed windows to the front and rear.

Kitchen : 10.66' x 8.14' (3.25m x 2.48m)

Roll edge work surfaces with base level units and further matching eye level units, built in electric oven with gas hob over. Wall-mounted 'Worcester' gas-fired boiler. Double glazed door to rear garden.

Stairs / First Floor Landing

Large built-in storage cupboard. Doors to all rooms.

Bedroom 1 : 12.47' x 10.20' (3.80m x 3.11m)

Spacious principle bedroom with large, front-facing window.

Bedroom 2 : 11.42' x 10.20' (3.48m x 3.11m)

Excellent second double bedroom, overlooking the rear garden. Ceiling-inset air-conditioner unit (condition unknown).

Bedroom 3 : 9.42' x 6.92' (2.87m x 2.11m)

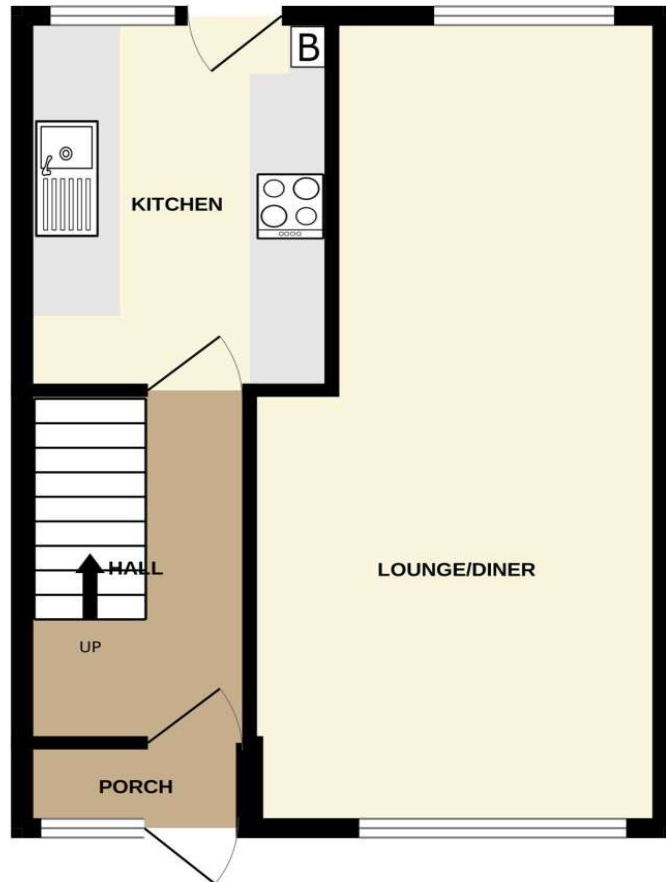
Max measurements.

Front-facing comfortable third bedroom, with a large, built-in storage cupboard.

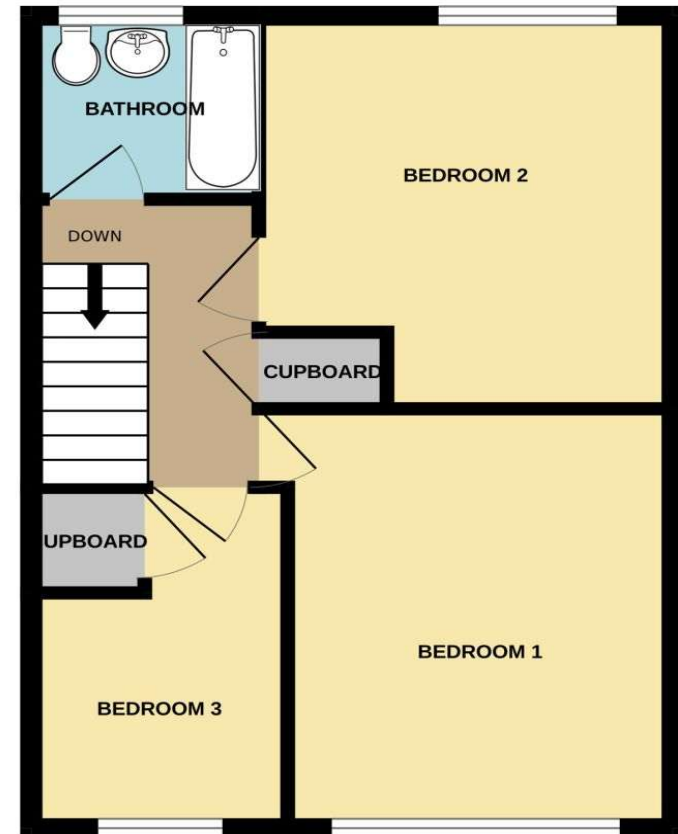
Bathroom : 6.92' x 5.45' (2.11m x 1.66m)

Tiled bathroom, with white suite of bath, with shower over, wash-basin and WC.

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

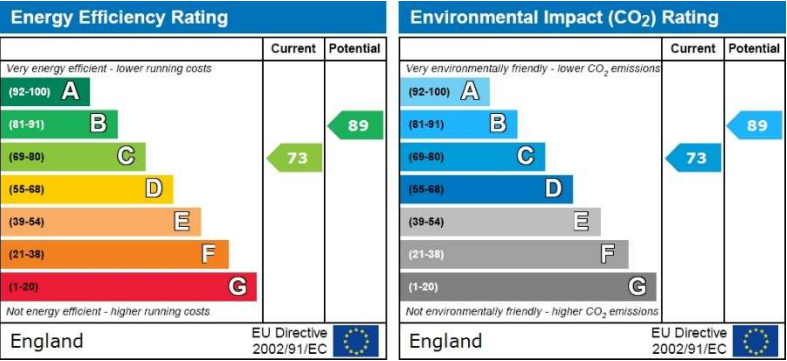


1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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