



Jacobs Walk

Hounslow, Totton

Large 2-bedroom non-
estate house

£275,000 Freehold





2 Jacobs Walk, Hounslow, Totton, Hampshire, SO40 9JU

- No Chain
- 2 double bedrooms
- Modern bathroom
- Private parking
- EPC Rating: D
- Lovely condition
- Modern kitchen
- Gas Central Heating
- South-facing courtyard garden
- PROPERTY REF: 1955

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

With no chain and available for a quick completion, we are pleased to offer this large 2-bedroom terraced house, in a non-estate position on the outskirts of the town. The accommodation is well presented, with a modern Kitchen and Bathroom, full UPVC double-glazing and gas central heating.

The property occupies a convenient location, with most everyday amenities close to hand, including bus routes and a convenience shop. Nearby Totton centre provides everything else, from Asda to Costa, together with a popular Leisure Centre.

Tenure: Freehold. **Size:** Approximately 64 sq. meters. **EPC rating:** 'C'.

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.

Directions: Starting from our offices in Totton, SO40 3SG. Total : 1.9 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 1st exit onto Maynard Road. (0.2 miles)
5. Bear right onto Junction Road. (0.1 miles)
6. Turn left onto High Street/B3076. (0.01 miles)
7. Turn right onto Eling Lane. (0.1 miles)
8. Turn right onto Rose Road. (0.1 miles)
9. Turn right onto Bartram Road. (0.04 miles)
10. Turn left onto Totton Bypass/A35. (0.2 miles)
11. Enter the roundabout and take the 2nd exit onto Spicer's Hill/A35. (0.2 miles)
12. Keep left to take Spicer's Hill. (0.2 miles)
13. Turn left onto Jacobs Gutter Lane. (0.03 miles)
14. Turn right onto Jacobs Walk. (0.07 miles)
15. Your destination is on the left. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

When is stamp duty paid?

In England and Northern Ireland, no stamp duty is due on the first £250,000 of a main residential property - though that threshold is £425,000 if you're a first-time buyer. Note: The £425,000 first- time buyer stamp duty threshold does not apply if the property you are buying costs more than £625,000.

If buying as your main residence, the rates are:

£250,001 - £925,000 @ 5%
£925,001 - £1,500,000 @ 10%
£1,500,001 + @ 12%

If buying as a second home or investment, the rates are:

£250,001 - £925,000 @ 8%
£925,001 - £1,500,000 @ 13%
£1,500,001 + @ 15%

From 1st April 2025, there will be several changes coming into effect:

The nil rate threshold which is currently £250,000 will return to the previous level of £125,000.

The nil rate threshold for first-time buyers which is currently £425,000 will return to the previous level of £300,000.

The maximum purchase price for which First-Time Buyers Relief (a reduced stamp duty rate) can be claimed is currently £625,000 and will return to the previous level of £500,000.

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 Hallway

Spacious hallway, with attractive wood-effect flooring. UPVC external door.

Kitchen

Modern fitted kitchen comprising white gloss kitchen, with attractive wood-effect work surfaces. Integral oven, hob and extractor hood. Space for full-height fridge / freezer, washing machine and either a tumble dryer or dishwasher.

Living/Dining Room

Large, sunny reception room with patio doors opening on to the South-facing courtyard garden.

Stairwell / Landing

Built-in airing cupboard housing pre-lagged hot water cylinder. Access to loft space. Doors to all rooms.

Bedroom 1

Front-facing double bedroom. 2 x windows allow for a light and airy feel.

Bedroom 2

Double-size second bedroom, with built-in cupboard.

Bathroom

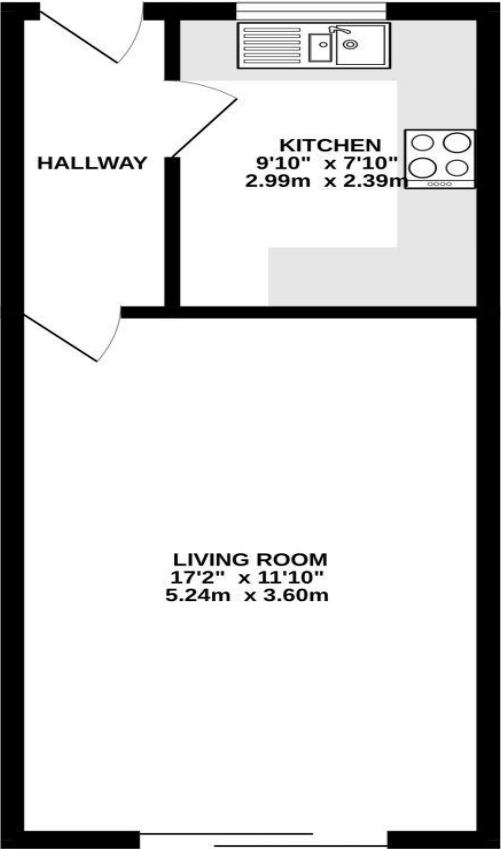
Modern white-coloured suite with powerful mixer shower over the bath. Wash basin and WC. Heated, lit, de-misting wall mirror.

External

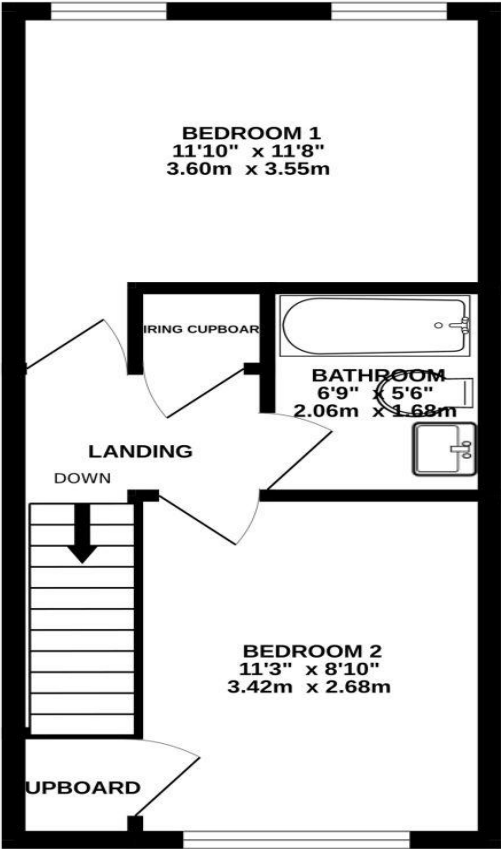
There is a small open-plan area to the front of the property. The rear garden comprises a brick-laid courtyard area with wooden decking to the fore. Pedestrian gate gives access to the parking area to the rear. There is one private parking space, together with 2 x visitors' spaces.



GROUND FLOOR



1ST FLOOR



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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Certificate Number : 9593-3028-3203-7377-4200

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 |
| 69-80 | C | 76 | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9593-3028-3203-7377-4200>



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