



Milverton Close

Eling, Totton, SO40 9GS

**Spacious 3/4
bedroom chalet**

**£1,695 pcm + security
deposit**





9 Milverton Close, Eling, Totton, Hampshire, SO40 9GS

Description

- Detached - Unfurnished
- Conservatory
- Gas Central Heating
- Garage and driveway
- PROPERTY REF: 2089
- Flexible 3/4 bedroom accommodation
- Oven, hob and dishwasher
- Unfurnished
- EPC Rating: E
- Available now

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

A spacious detached chalet bungalow, with flexible 3 / 4 bedroom accommodation over two floors. The property has gas central heating, double glazing and occupies a quiet cul-de-sac position, convenient for schools, shops and bus routes.

An early viewing is strongly recommended to see the generous accommodation on offer.

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: Accepted, subject to application.

Energy Performance Rating: 'E'.

Council Tax: Band 'D'. New Forest District Council (Totton & Eling Area) £2,477.18 for year 2026 / 2027.

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 immediately on an Assured Periodic Tenancy. 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 2089.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 1.4 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. (0.2 miles)
8. Turn right onto Downs Park Avenue. (0.2 miles)
9. Turn left onto Milverton Road. (0.04 miles)
10. Turn right onto Milverton Close. (0.02 miles)
11. Turn right. (0.00 miles)
12. Turn left. (0.01 miles)
13. 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).



Accommodation Comprises:

Entrance Porch

Living/Dining Room : 19.72' x 9.91' (6.01m x 3.02m)

Attractive, open plan reception room, with spiral staircase to the first floor landing, and doors to three bedrooms, Bathroom and through to:

Kitchen : 10.43' x 9.06' (3.18m x 2.76m)

The kitchen is fitted with a good range of eye and base level storage units ,with a roll-edge work surface and splashback. Integral oven and hob. Space for fridge/freezer and washing machine. Door to:

Conservatory : 14.63' x 6.89' (4.46m x 2.10m)

Of UPVC double glazed construction with single pedestrian door to the front and a sliding door the rear.

Bedroom 2 : 14.99' x 10.96' (4.57m x 3.34m)

Large, front-facing double bedroom, with an alternative use as a further reception room.

Bedroom 3 : 10.99' x 11.48' (3.35m x 3.50m)

Very good size double bedroom, overlooking the rear garden.

Bedroom 4 : 5.84' x 10.96' (1.78m x 3.34m)

Front facing single bedroom.

Bathroom

Modern white suite of bath, with decent electric shower over, wash basin and WC.

Staircase

Spiral staircase leads to the First Floor.

Loft Bedroom : 16.08' x 14.11' (4.90m x 4.30m)

Max measurements, restricted headroom at the extremities, but offering a comfortable, spacious bedroom, perhaps ideal for an independent teenager! note, carpet will be fitted).

External

A lawned garden to the front, enclosed by low brick walling. The rear garden features a patio to the fore, with a stepping stone path leading over a lawned area to:

Parking

Driveway for 2 cars, plus a SINGLE GARAGE.





Certificate Number : 0664-2835-7479-9521-2751

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D		
39-54	E	42	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0664-2835-7479-9521-2751>



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Our 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 VAT 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 week' rent, subject to a minimum of £780 including VAT.

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

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.