



Sunset Road

Totton, Hampshire

**Extended 3 Bedroom
family house**

**£1,425 pcm + security
deposit**





79 Sunset Road, Totton, Hampshire, SO40 3LB

Description

- Extended 3-bedroom semi
- Kitchen / breakfast room
- Cloakroom
- Gas central heating
- Ample parking
- PROPERTY REF: 2175
- Long term let
- Large Living room
- Modern bathroom with shower
- EPC Rating: E (new boiler since)
- Available 05th November 2024

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!

This fantastic 3-bedroom family semi couldn't be located in a more convenient position, with schools, shops, a leisure centre and bus routes all within easy reach.

The accommodation has been extended to provide a spacious kitchen / breakfast room in addition to the large Living Room, Cloakroom, three comfortable bedrooms and a family bathroom.

Outside, there is plenty of parking to the front and to the rear features a fully enclosed good-size garden of lawn and patio.

The property is available for a long-term rental to a family that will love and look after it as much as the owners have.

Agent's note: The garden building is excluded from the tenancy.

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: 'E'. (note: new boiler has been fitted since this assessment).

Council Tax: Band 'C'. New Forest District Council (Totton & Eling Area) £1,993.38 for year 2024 / 2025.



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 05 November 2024. 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.

For further information or to view: Please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, **quoting property reference 2175.**

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 0.4 miles (2mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (0.1 miles)
3. Turn left onto Mayfield Avenue. (0.1 miles)
4. Turn left onto Sunset Road. (0.01 miles)
5. You have arrived at your destination. (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.

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 x 12 months) = £9,600 per annum. (£9,600 x by 2.5) = £24,000 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.



Accommodation Comprises:

Porchway : 4.99' x 2.66' (1.52m x 0.81m)

Fully enclosed Porchway, with double-glazed composite door leading to:

Entrance Hall : 14.07' x 5.71' (4.29m x 1.74m)

Welcoming Hallway, with double glazed door leading out to the side of the property. Understairs cupboard. Door to Living Room and:

Cloakroom

Modern white suite of WC and wash-basin. Large built in UTILITY CUPBOARD with space and plumbing for a washing machine.

Living Room : 21.46' x 11.02' (6.54m x 3.36m)

Spacious reception room, with attractive walk-in bay window. Fitted gas fire suite. Double doors to:

Kitchen / Breakfast Room : 15.35' x 11.15' (4.68m x 3.40m)

Extended room, feeling very much the hub of the home. The kitchen is fitted with a good range of Oak-effect eye and base-level cupboards, with ample work-surface and splashback tiling. Integral gas hob and electric double oven. Double doors open out on to the rear garden.

Stairs / Landing

With window to the side. Doors to all rooms.

Bedroom 1 : 11.94' x 10.04' (3.64m x 3.06m)

Front-facing double bedroom, with walk-in bay window and extensive wardrobe storage to one wall.

Bedroom 2 : 11.06' x 9.02' (3.37m x 2.75m)

Good-size rear facing double bedroom, overlooking the garden.

Bedroom 3 : 9.15' x 6.96' (2.79m x 2.12m)

Comfortable third bedroom, with fitted double wardrobe.

Bathroom

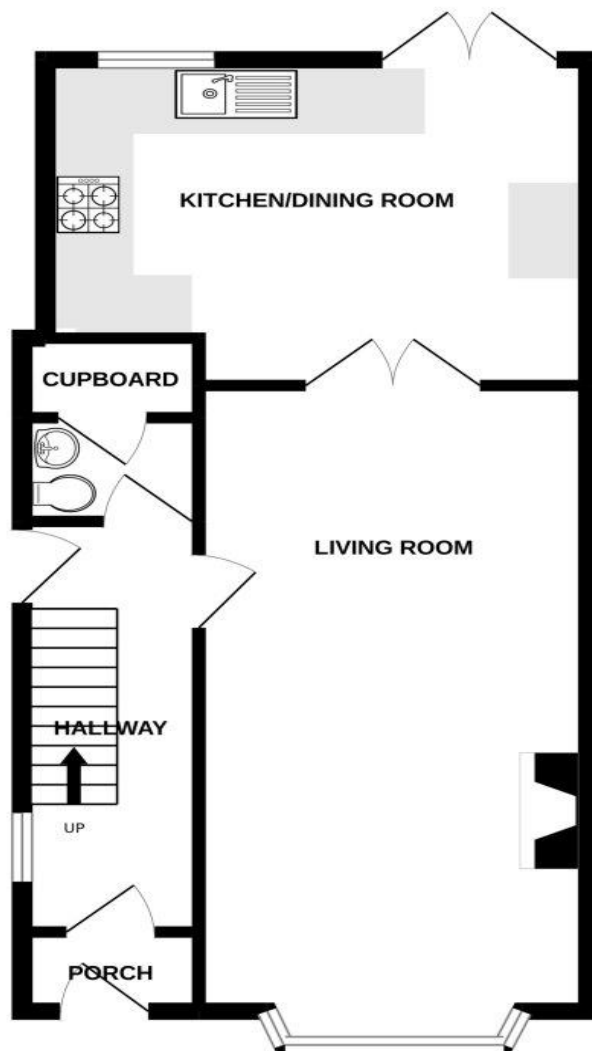
Modern white suite of bath (with shower over), wash basin and WC.

External

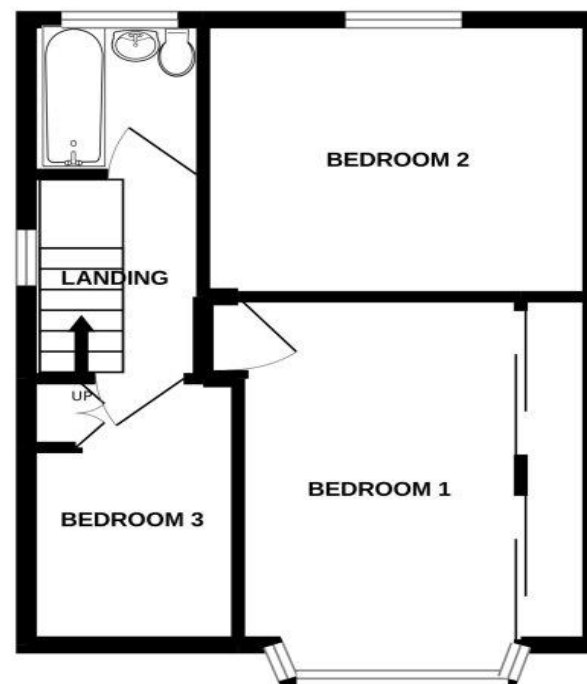
Ample parking to the front for several vehicles. The rear garden is a good size and comprises lawn and patio area. Side gate provides access.



GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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Certificate Number : 2858-5041-7267-3045-5930

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D		
39-54	E	54	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2858-5041-7267-3045-5930>



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Tenant 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: £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.