



**Fletcher Close**

**3 Bedroom**

**£1,395 pcm + security  
deposit**

Dibden, Southampton, Hampshire







## 6 Fletcher Close, Dibden, Southampton, SO45 5UY

### Description

- End-of-Terrace
- Parking
- Garage
- Energy Rating D
- PROPERTY REFERENCE - 2250
- 3-Bedroom
- Gas Central Heating
- En-suite
- Available 28 March 2025

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!

Available to let is this 3-bedroom end-of-terrace house in the popular area of Dibden. The property offers ample living space with a large lounge, kitchen/diner, and a separate downstairs cloakroom. Upstairs, there are two generous double bedrooms, with an en-suite shower room in the master bedroom. The third bedroom is suitable for a child's room or a home office. The property also includes parking for two cars in front and a secure garage adjacent to it.

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.

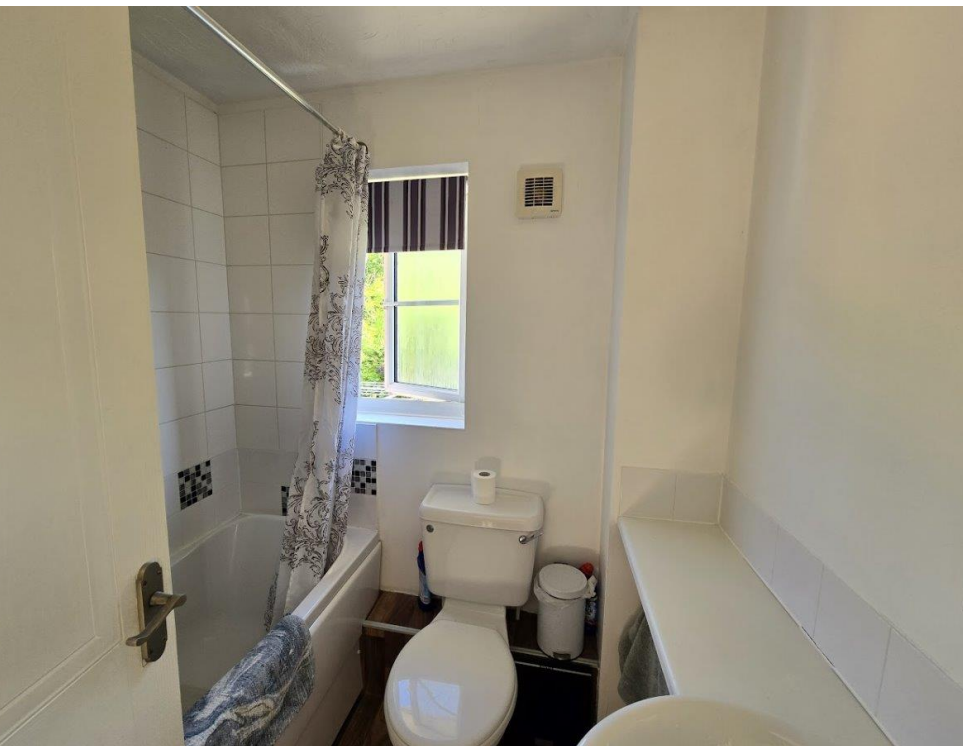
Pets: We regret that pets are not permitted.

Energy Performance Rating: 'D'.

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

Availability: Available 28/03/2025. 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 2250.





## Accommodation Comprises:

### Entrance Porch

**Cloakroom** : 6.79' x 3.61' (2.07m x 1.10m)  
Dowstairs cloakroom, with wc and hand basin.

**Lounge** : 17.65' x 14.47' (5.38m x 4.41m)  
A Large lounge area with neutral decoration.

**Kitchen** : 14.47' x 8.99' (4.41m x 2.74m)  
A modern kitchen / diner with french doors leading to the back garden.

**Bedroom 1** : 13.16' x 8.50' (4.01m x 2.59m)  
A good size master bedroom with built-in wardrobe and en-suite shower room.

**En-suite** : 8.58' x 4.75' (2.62m x 1.45m)  
En-suite with enclosed shower cubicle, wc and hand basin.

**Bedroom 2** : 10.56' x 7.97' (3.22m x 2.43m)  
This second bedroom is a comfortable double room.

**Bedroom 3** : 8.66' x 5.64' (2.64m x 1.72m)  
Ideal for a childs room or home office.

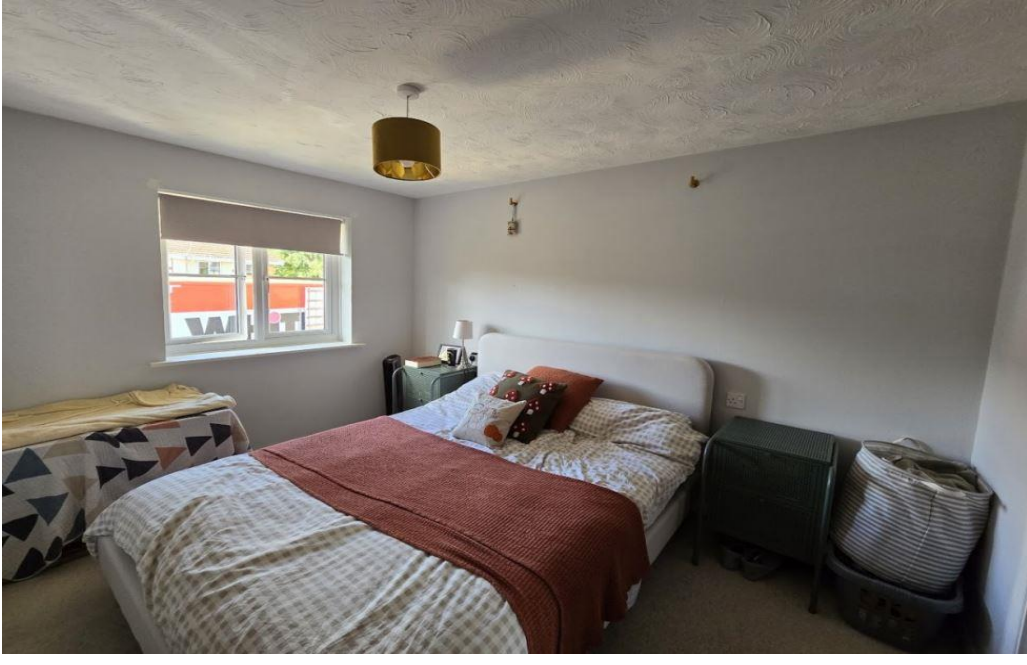
**Bathroom** : 6.07' x 6.04' (1.85m x 1.84m)  
Modern three-piece white suite with shower over bath.

**Garden**  
A sunny, low-maintenance garden.

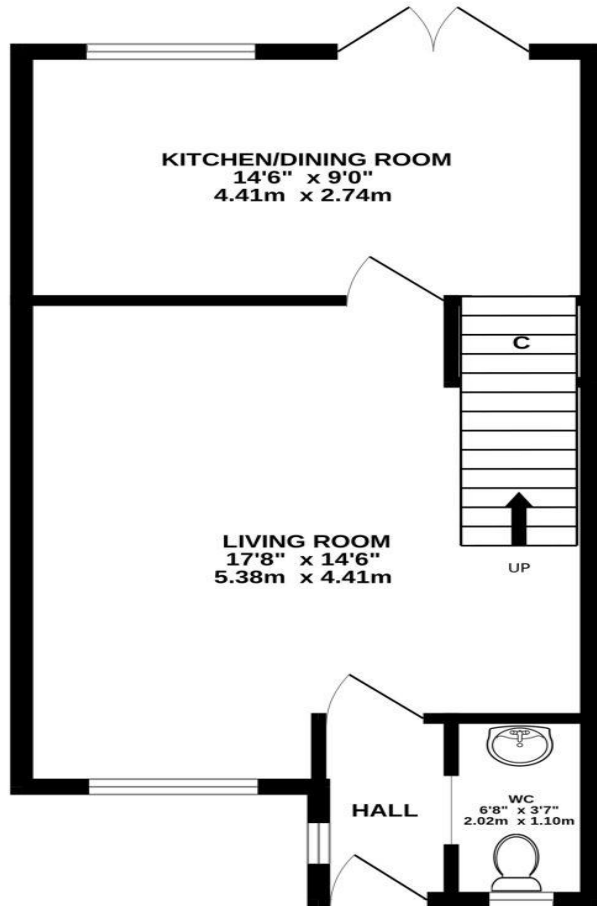
**Garage & Parking**  
Parking for two cars directly outside the property with a large, secure garage adjacent.



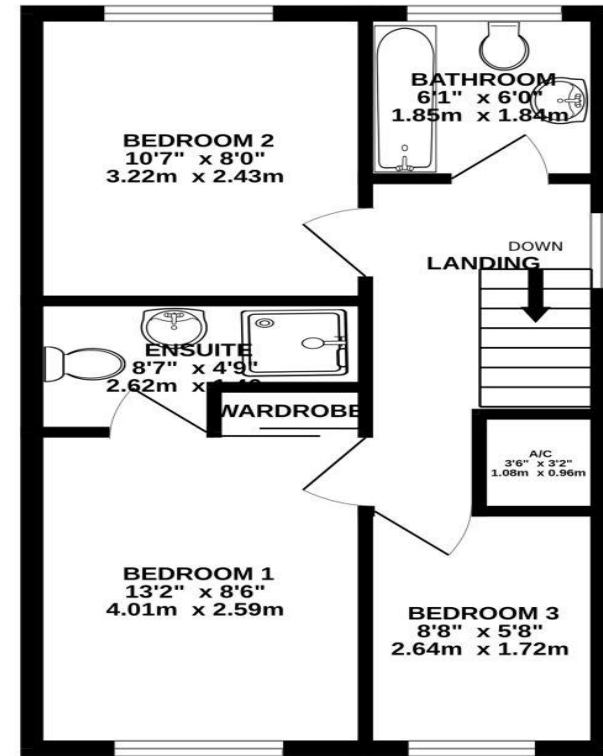




GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



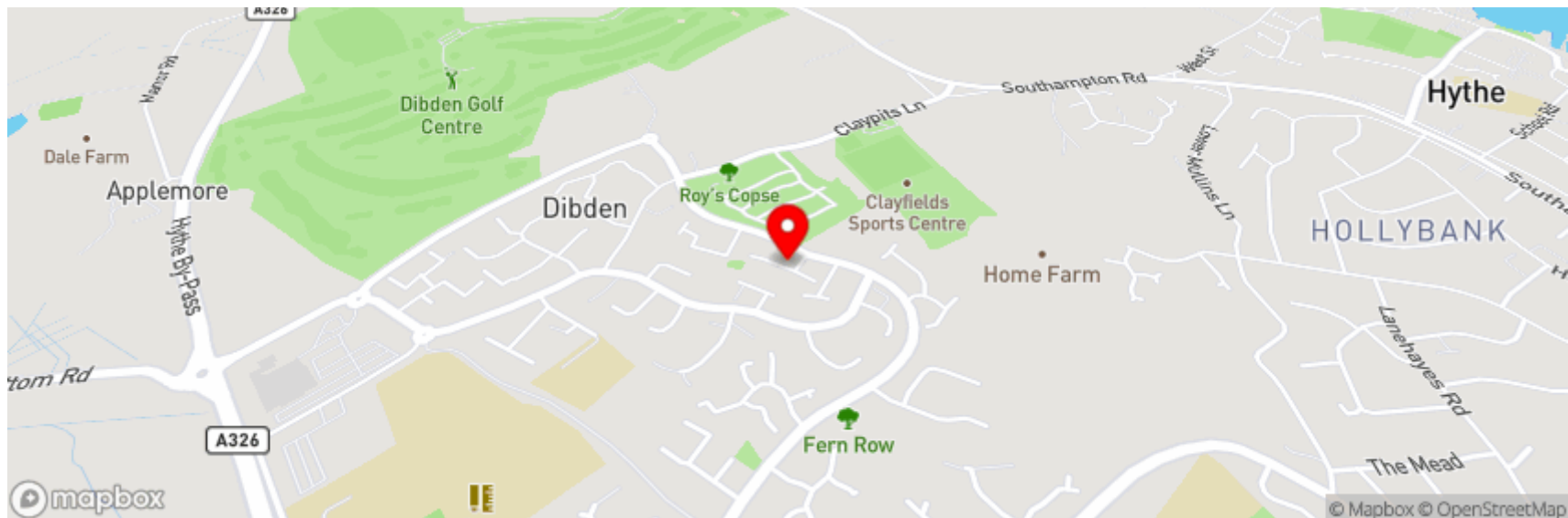
TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

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

Starting from SO40 3SG. Total : 6.8 miles (19mins)

1. Drive northwest. (0.00 miles)
2. Turn right onto Salisbury Road/A36. (0.0 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.0 miles)
4. Enter the roundabout and take the 1st exit onto Maynard Road. (0.0 miles)
5. Bear right onto Junction Road. (0.0 miles)
6. Turn left onto High Street/B3076. (0.00 miles)
7. Turn right onto Eling Lane. (0.0 miles)
8. Turn right onto Rose Road. (0.0 miles)
9. Turn right onto Bartram Road. (0.00 miles)
10. Turn left onto Totton Bypass/A35. (0.0 miles)
11. Enter Rushington Roundabout and take the 1st exit onto Marchwood Bypass/A326. (4.0 miles)
12. Enter the roundabout and take the 1st exit onto Main Road. (1.0 miles)
13. Turn right onto Claypits Lane. (0.0 miles)
14. Turn left onto Challenger Way. (0.0 miles)
15. Turn right onto Fletcher Close. (0.00 miles)
16. Turn right to stay on Fletcher Close. (0.00 miles)
17. Your destination is on the right. (0.00 miles)





Certificate Number : 2115-1830-9181-1118-1305

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	67	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2115-1830-9181-1118-1305>

### Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £312) 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 £1558)

The following fees may also be charged during your tenancy

Lost/replacement keys/security fobs  
Rent arrears fees/charges  
Change of tenancy

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.

**PARKERS**



1, Salisbury Road Arcade, Totton  
SOUTHAMPTON, SO40 3SG

telephone : 023 8086 8578