



Corylus Court

Totton, Hampshire

**3 Bedrooms
2 Bathrooms**

**£1,325 pcm + security
deposit**





Corylus Court

Description

- Well presented
- En-Suite Shower Room
- Private Parking
- Council Tax Band : C
- Available 05 May 2026
- 3 Bedroom
- Unfurnished
- Downstairs WC
- Gas Central Heating
- Property Reference: 2291

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

For rent is this lovely 3 bedroom, semi-detached house located in a courtyard plot. With a large living room and 3 good sized bedroom, this property has plenty of living space. The property also benefits from a downstairs cloakroom as well as an en-suite to the main bedroom. There is an allocated parking space to the side of the property.

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: 'TBC'.

Council Tax: Band 'C'. New Forest District Council (Totton & Eling Area) £2,201.94 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: 05 May 2026. 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 2291.





Accommodation Comprises:

Hallway : 11.19' x 4.07' (3.41m x 1.24m)
Entrance hall way with understairs storage cupboard.

Kitchen : 11.15' x 7.78' (3.40m x 2.37m)
With oven, hob and fridge / freezer included.

Lounge : 12.20' x 18.01' (3.72m x 5.49m)
A large lounge area with double doors to a small gravelled outside space.

Cloakroom : 5.02' x 5.05' (1.53m x 1.54m)
White suite with wash basin and toilet.

Bedroom 1 : 11.35' x 9.84' (3.46m x 3m)
Good sized double room with en-suite shower room.

En-suite Shower Room : 3.31' x 6.99' (1.01m x 2.13m)
Three piece white suite with enclosed shower cubicle, toilet and basin.

Bedroom 2 : 8.66' x 9.19' (2.64m x 2.80m)
A good sized double room.

Bedroom 3 : 12.37' x 7.78' (3.77m x 2.37m)
A generous third bedroom.

Bathroom : 5.25' x 8.37' (1.60m x 2.55m)
Three piece white suite with shower over bath, toilet and basin.

Parking
Private allocated parking to the side of the property.





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.

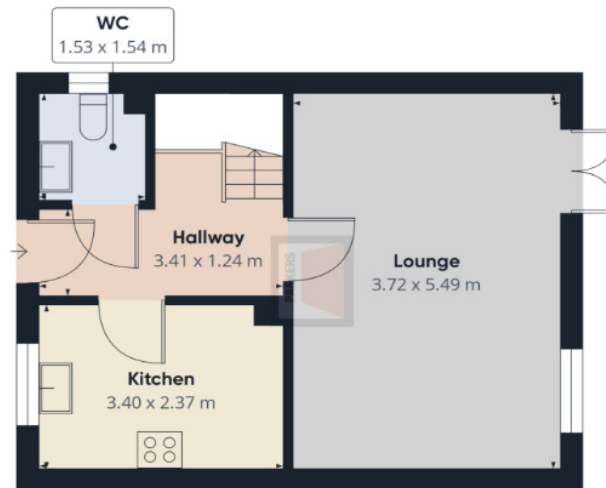
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

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.

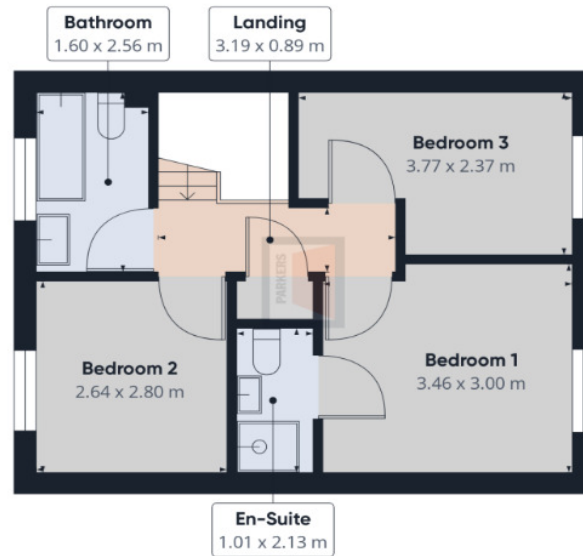
Early release of tenancy: £780 including VAT.

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





Floor 0



Floor 1



Approximate total area⁽¹⁾

74.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

1. Drive northwest. (0.00 miles)
2. Turn left onto Salisbury Road/A36. (0.0 miles)
3. Turn left onto Hammonds Lane. (0.0 miles)
4. Turn right onto Water Lane. (0.0 miles)
5. Turn right onto Calmore Road. (0.0 miles)
6. Turn left onto Michigan Way. (0.0 miles)
7. Turn right onto Garland Way. (0.00 miles)
8. Turn left onto Oleander Drive. (0.00 miles)
9. Turn right onto Barberry Drive. (0.00 miles)
10. Turn left to stay on Barberry Drive. (0.00 miles)
11. Your destination is on the left. (0.00 miles)

PARKERS

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £288) 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 £1442)

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.

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

telephone : 023 8086 8578

email : info@parkerslettings.com

parkerslettings.com