



Brokenford Lane

**Beautiful 2/3 Bedroom
extended semi**

**£1,500 pcm + security
deposit**

Totton, Southampton, SO40 9DW

PARKERS





18 Brokenford Lane, Totton, Southampton, SO40 9DW

Description

- Flexible 2 /3 bed accommodation
- Kitchen with Range cooker
- Lovely condition
- Driveway Parking
- PROPERTY REF: 2378
- 2 Bathrooms
- Gas Central Heating
- Energy Rating : D
- Large garden
- Available 14 Aug, possibly sooner (July)

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!

****Charming Extended Semi-Detached Home with Spacious Garden in Totton****

Located in Old Totton, this beautifully extended terraced property offers a perfect blend of comfort and style. Boasting flexible 2 /3-bedroom accommodation, the home provides ample living space ideal for family life and entertaining guests.

The modern kitchen is a highlight, featuring a superb range cooker that will delight any home chef. Gas central heating ensures warmth and efficiency throughout the year.

Upstairs, both bedrooms are served by a luxurious bathroom, complete with a relaxing jacuzzi bath - your private retreat after a long day. The large garden to the rear is an exceptional feature, offering plenty of outdoor space for children to play, gardening, or alfresco dining.

This delightful home is perfect for those seeking a well-appointed family residence in a popular location. Early viewing is highly recommended to avoid disappointment!

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.

Energy Performance Rating: 'D'.

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: Available 15 August 2026, likely sooner, possibly as early as late July, on an Assured Periodic Tenancy agreement. 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 80868578, quoting property reference 2378.

Directions: Starting from our offices at 1 Salisbury Road Arcade, Totton, Hampshire, SO40 3SG. Total : 1.1 miles (5mins)

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. (0.3 miles)
5. Turn right onto Rumbidge Street/B3076. (0.2 miles)
6. Turn right onto Brokenford Lane. (0.07 miles)
7. Turn right. (0.01 miles)
8. You have arrived at your destination. (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 aid 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).



Accommodation Comprises:

Hallway

Dining Room : 17.22' x 13.06' (5.25m x 3.98m)

Kitchen : 17.22' x 16.40' (5.25m x 5m)

Shower Room : 7.38' x 7.15' (2.25m x 2.18m)

Lounge / Bedroom : 17.22' x 11.75' (5.25m x 3.58m)

Stairs / Landing

Bedroom 1 : 17.22' x 11.68' (5.25m x 3.56m)
Front

Bedroom 2 : 13.06' x 13.06' (3.98m x 3.98m)

Bathroom : 9.97' x 7.41' (3.04m x 2.26m)

Garden

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.

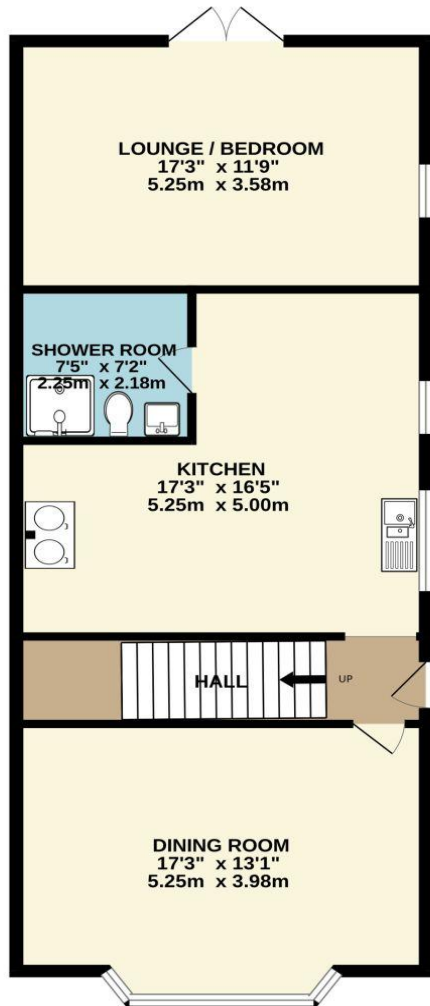
Variation, assignment or novation to the lease: The greater of £50 including VAT or the reasonable costs.

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: 3 x weeks rent plus VAT, and subject to a minimum of £650 plus VAT (£780 including VAT).

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

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 : 4800-6248-0922-4423-3753

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4800-6248-0922-4423-3753>



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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.