



The Croft

3 Bedroom

**£1,475 pcm + security
deposit**

Calmore, Southampton





25 The Croft

Description

- Available now
- Newly decorated
- Driveway Parking
- Garden
- PROPERTY REF : 2445
- Three-bedroom house
- New carpets
- Gas Central Heating
- Council Tax Band B

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.

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A spacious three-bedroom house currently available to let. This property features a large open-plan lounge and dining area, a private garden, and dedicated parking. The house has been recently updated with new decoration and carpets throughout.

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 'B'. New Forest District Council (Totton & Eling Area) 1791.91 for year 2025 / 2026.

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.

For further information or to view, please contact sole agents, Parkers Lettings Ltd on 023 8086 8578, quoting property reference 2445.





Room details

Lounge / Diner : 23.95' x 11.02' (7.30m x 3.36m)

A spacious lounge / dining area. New decoration and laminate flooring.

Kitchen : 10.66' x 7.87' (3.25m x 2.40m)

A recently modernised kitchen with door to rear garden.

Bathroom : 6.56' x 6.04' (2m x 1.84m)

A modern three piece white suite with shower over bath.

Bedroom 1 : 14.50' x 11.35' (4.42m x 3.46m)

A spacious double bedroom, newly decorated.

Bedroom 2 : 11.35' x 9.45' (3.46m x 2.88m)

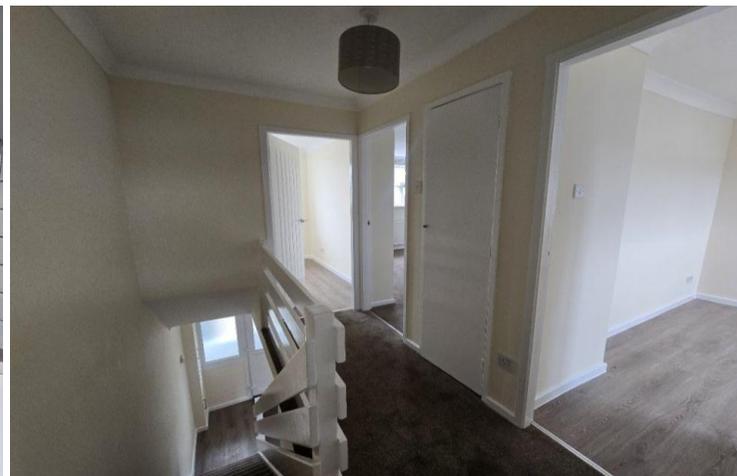
A good sized second bedroom, newly decorated.

Bedroom 3 : 9.38' x 6.76' (2.86m x 2.06m)

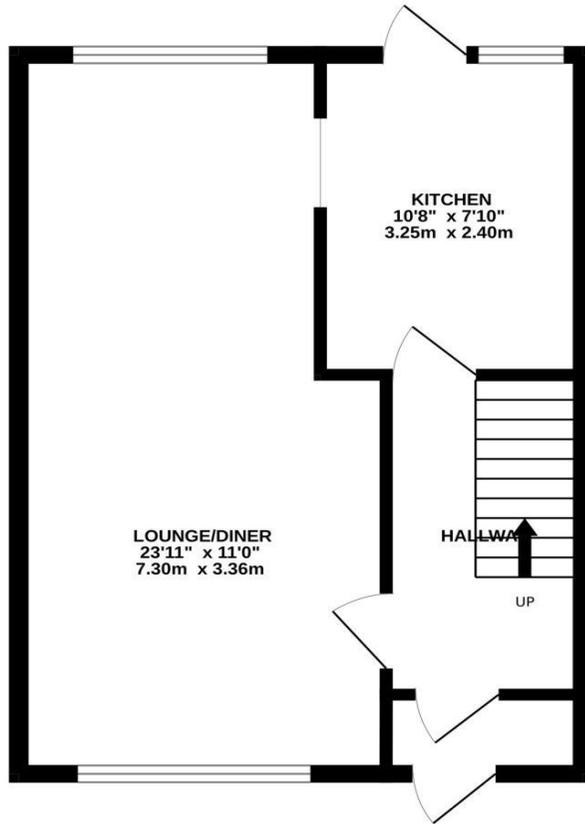
Newly decorated third bedroom, with built-in storage cupboard. Perfect for child's bedroom or home office.

External

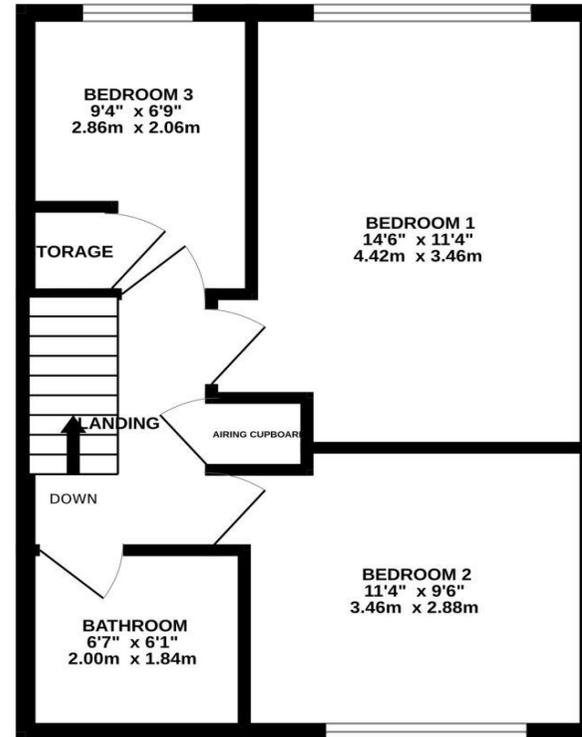
Private driveway parking to the front of the property. Low maintenance rear garden with wooden storage shed, patio and lawned area.



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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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Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £340.38) 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 £1701.92)

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.