



Testwood Crescent

Totton, Hampshire, SO40 3NH

**3 Bedrooms
Conservatory & parking
No Chain**

£240,000 FREEHOLD



52 Testwood Crescent



Description

- No Chain!
- Spacious lounge
- Bathroom with shower
- Gas Central Heating
- Enclosed garden
- 3 bedrooms
- Large kitchen
- Driveway & car port
- Conservatory
- PROPERTY REF: 53

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

A 3-bedroom semi-detached house with parking, available with no chain from January 2023.

The accommodation comprises: Hallway, Lounge, Kitchen, Conservatory, 3 x bedrooms and a bathroom.

Agents notes: The property is currently rented, but with tenants leaving in January 2023.

Tenure: Freehold.

EPC rating: 'D'

Council Tax: Band 'B'. New Forest District Council (Totton & Eling Area) £1,580.41 for year 2022 / 2023.

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.

Directions: Starting from our offices in Totton, SO40 3SG. Total : 1.2 miles (3mins)

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (1.0 miles)
3. You have arrived at your destination. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 6.30pm, Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.



How much stamp duty will I have to pay when buying a residential property?



Brackets	Rate
Up to £250,000	0%
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

How to calculate the new stamp duty rate

Example

Property purchase price: £850,000.

There is no stamp duty Tax applied to the first £250,000

5% above £250,000

That equates to an overall rate of 3.5% of the sale price, or £30,000.

The rates are different for first-time buyers

First-time buyers will not pay any stamp duty on the first £425,000 (up from £300,000 following the mini-Budget) and the value of any property on which they can claim this relief has risen to £625,000 from £500,000.

Buy-to-let and second homes stamp duty

From April 2016, buy-to-let and second home buyers in England and Wales will have to pay an additional 3% on each stamp duty band. To discuss which London or UK areas will provide the highest returns on investments, please speak to one of our London or regional property experts who can offer advice on where and when to invest.UK.

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.





Entrance

With stairs to first floor. Door to:

Living/Dining Room : 12.76' x 12.80' (3.89m x 3.90m)

Comfortable front-facing reception room.

Kitchen : 15.91' x 6.56' (4.85m x 2m)

With a good range of base-level storage cupboards and a laminated work-surface. Slot in gas cooker to remain. Wall-mounted gas-fired boiler. Door to:

Conservatory : 13.78' x 6.89' (4.20m x 2.10m)

With part-glazed UPVC elevations and a polycarbonate-type roof. Door leads out to the garden.

Stairs / Landing

With doors to all rooms.

Bedroom 1 : 10.99' x 11.15' (3.35m x 3.40m)

Comfortable double bedroom.

Bedroom 2 : 10.99' x 8.20' (3.35m x 2.50m)

Comfortable double bedroom.

Bedroom 3 / Study : 5.91' x 4.92' (1.80m x 1.50m)

Single bedroom. Would make the perfect Study or Home Office.

Bathroom : 5.58' x 4.92' (1.70m x 1.50m)

White-coloured suite with shower over the bath.

Garden

Enclosed rear garden comprising patio and artificial lawn area. Side gate to the:

Parking & Carport

Off-road parking to the front and Carport.

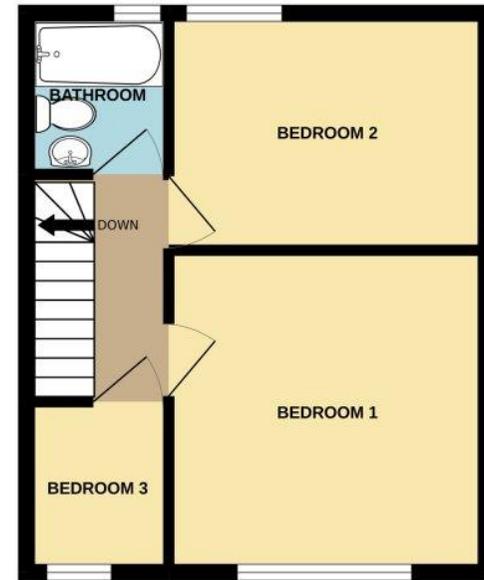




GROUND FLOOR



1ST FLOOR



2 FLOORS, 3 BEDROOM, 1 BATHROOM

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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1, Salisbury Road Arcade, Totton
 SOUTHAMPTON, SO40 3SG
telephone : 023 8086 8578
 email : info@parkerslettings.com
parkerslettings.com

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