



**Oatfield Gardens**

Calmore, Totton, SO40 2UL

**3 Bedrooms  
Extended  
Half garage**

**£310,000  
Freehold**





## Oatfield Gardens, Totton, Hampshire, SO40 2UL

### Description

- Extended semi-detached
- Conservatory
- Modern kitchen
- Utility room
- EPC Rating: E
- PROPERTY REF: 572
- 3 bedrooms
- Cloakroom
- Bathroom with shower
- Gas Central Heating
- No chain or buy-to-let

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

A spacious 3-bedroom semi-detached house in this favoured road of Calmore. Part of the garage has been incorporated to the living accommodation to form a utility room and cloakroom, in addition to the existing conservatory. The property has full gas central heating and UPVC double-glazing.

**Agents notes:** The property is currently rented and would form a fine buy-to-let investment. For other buyers, vacant possession could be offered late July, allowing for a late summer move.

**Tenure:** Freehold.

**EPC rating:** 'E'.

**Council Tax:** Band 'C'. New Forest District Council (Totton & Eling Area) £1,901.24 for year 2023 / 2024.

**Locality:** Calmore estate, 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 : 1.8 miles (5mins):

1. Drive northwest. (0.08 miles)
2. Turn left onto Salisbury Road/A36. (1.1 miles)
3. Enter the roundabout and take the 1st exit onto Calmore Drive. (0.4 miles)
4. Turn right onto Cornforth Road. (0.06 miles)
5. Turn left onto Oatfield Gardens. (0.03 miles)
6. Turn right onto Oakfield Gardens. (0.01 miles)
7. Your destination is on the right. (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.

### When is stamp duty paid?

When buying a property over a certain price, stamp duty is payable to the HMRC 14 days from the date of completion or you may risk a fine. Your solicitor or legal adviser should take care of this for you and ensure you don't miss the deadline. Some buyers prefer to add on the stamp duty tax amount to their mortgage loan. Please speak to your mortgage provider.

Stamp Duty Land Tax (SDLT) is a progressive tax paid when purchasing a freehold, leasehold or shared ownership residential property over £250,000 in England and Northern Ireland (separate taxes apply in Wales and Scotland).

Different SDLT rates and thresholds apply to non-residential property or mixed use land. The rates, which are payable only on the PORTION of a property price that falls within each band, were updated in the mini-Budget on 23 September 2022 and are set out below.

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.

**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.



## Accommodation Comprises:

### Entrance Hallway

With UPVC external door. Understairs storage cupboard. Door to kitchen, and through to:

### Lounge / Diner : 24.93' x 11.15' (7.60m x 3.40m)

Bay window to the front elevation. Feature fireplace. Wood laminate flooring. Double doors open out to the conservatory.

### Conservatory : 17.06' x 8.20' (5.20m x 2.50m)

Full radiator heating. Door to rear garden. Through to:

### Utility Room : 8.20' x 7.55' (2.50m x 2.30m)

Sink and work surface. Plumbing for washing machine and vent for tumble dryer. Door to:

### Cloakroom

### Kitchen : 10.83' x 7.87' (3.30m x 2.40m)

Modern fitted kitchen with a good range of storage and work surfaces. Dual-fuel 'range-style' cooker and fridge / freezer to remain.

### Stairwell / Landing

Built-in airing cupboard. Doors to all rooms.

### Bedroom 1 : 13.45' x 9.84' (4.10m x 3m)

With built-in wardrobe.

**Bedroom 2 : 10.83' x 9.84' (3.30m x 3m)** Rear-facing double bedroom.

**Bedroom 3 : 10.50' x 7.22' (3.20m x 2.20m)** Good single bedroom, with built-in storage cupboard.

### Bathroom : 7.22' x 4.59' (2.20m x 1.40m)

White suite, with new electric shower over the bath.

### Separate WC

White-coloured low-level WC and wash-hand basin.

### Garden

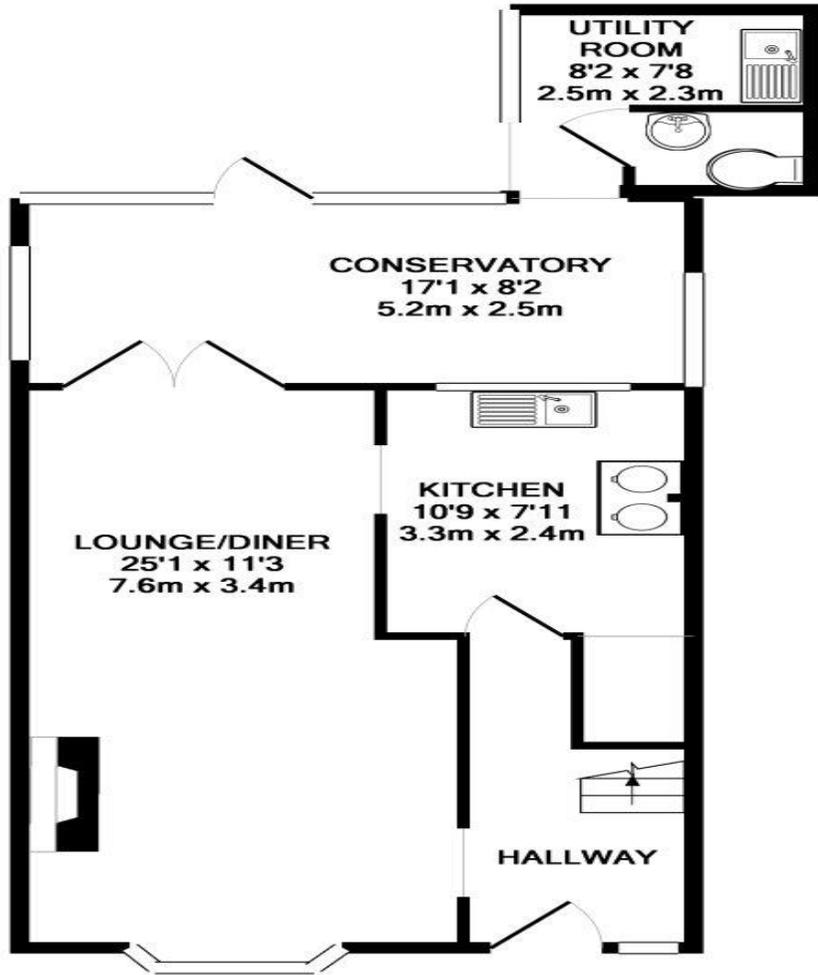
Lawned, open-plan front garden. The rear garden is laid to patio with rear pedestrian gate. Access to:

### Garage

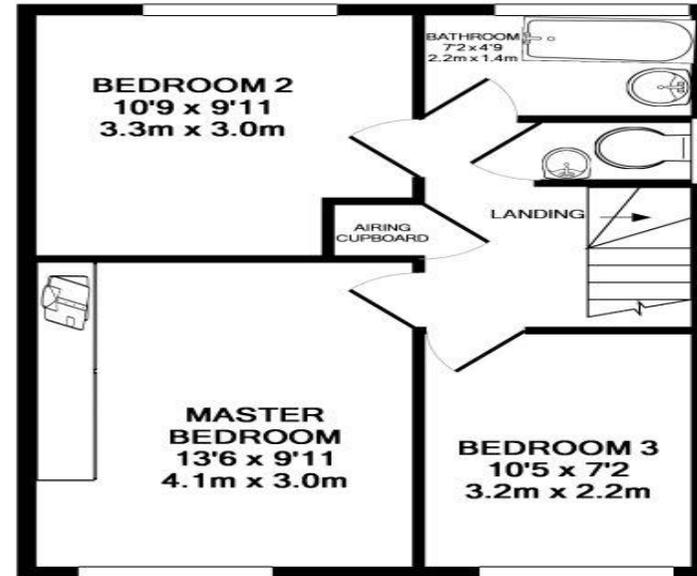
Approximately half size (other half forms living accommodation). Pedestrian door only gives access.

### For further information

Please contact Parkers Lettings Ltd on 023 8086 8578, or [info@parkerslettings.com](mailto:info@parkerslettings.com).



GROUND FLOOR  
APPROX. FLOOR  
AREA 618 SQ.FT.  
(57.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England	EU Directive 2002/91/EC	

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.