



**Rufus Gardens**

**2 Bedrooms**  
Perfect presentation

**£995 pcm + security deposit**

Totton, SOUTHAMPTON Totton





## 83 Rufus Gardens, Totton, Hampshire, SO40 8TB

### Description

- 2 double bedrooms
- Refitted bathroom with shower
- Gas Central Heating
- Perfect decorative order
- EPC Rating: C
- PROPERTY REF: 718
- Refitted kitchen / diner
- UPVC double-glazing
- Low-maintenance, enclosed garden
- Numbered parking bay
- Available now

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

**One of the nicest 2-bedroom layouts you'll find, with both bedrooms comfortably double, a large Living Room and a Kitchen / diner opening out to the garden. This example is perfectly presented with a refitted kitchen / diner and bathroom, and a very sunny, low-maintenance brick-laid courtyard garden.**

**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:** 'C'.

**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.

**Availability:** Available immediately. 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 **718**.





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

**Total : 1.6 miles (6mins)**

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 2nd exit onto Ringwood Road/A336. (0.8 miles)
5. Enter the roundabout and take the 3rd exit onto Hazel Farm Road. (0.2 miles)
6. Turn right. (0.02 miles)
7. Turn right. (0.01 miles)
8. Your destination is on the left. (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.

**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 paid 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:

$(£800 \times 12 \text{ months}) = £9,600 \text{ per annum. } (£9,600 \times \text{by } 2.5) = £24,000 \text{ per annum.}$

All applicants must have a clean credit record, and be free of County Court Judgements (CCJs), bankruptcy and Individual Voluntary Arrangements (IVAs).

Some of our landlords' lender or building insurer restrict letting to applicants in receipt of Housing Benefit. Some lenders, such as Cooperative, Barclays are removing this restriction, but for many others it still applies. Please feel free to contact us for further information on this property.



**Accommodation Comprises:**

**Porchway : 18.96' x 12.43' (5.78m x 3.79m)**

External composite door, with glazed internal door leading to:

**Living Room: 18.96' x 8.17' (5.78m x 2.49m)**

Light, bright and spacious reception. Stairs to the first floor landing. Door to:

**Kitchen / Diner : 12.43' x 8.17' (3.79m x 2.49m)**

Modern, recently re-fitted kitchen / diner with plenty of cupboard storage and ample work-surface. Integral single electric oven, 4-ring gas hob and extractor hood. Space and plumbing for washing machine. UPVC door leads out to the garden.

**Stairs / First Floor Landing**

Access to loft space. Doors to both bedrooms and Bathroom.

**Bedroom 1 : 12.43' x 10.37' (3.79m x 3.16m)**

Large, front-facing double bedroom.

**Bedroom 2 : 12.43' x 8.86' (3.79m x 2.70m)**

Good-size rear-facing double bedroom. Built-in wardrobe cupboard.

**Bathroom : 6.79' x 4.63' (2.07m x 1.41m)**

Modern white-coloured suite comprising panelled bath with mixer shower (fed directly from boiler) over, wash-basin and WC. Composite splashback to the principal areas.

**Rear Garden**

Sunny, low maintenance enclosed garden with plastic garden store to remain. Pedestrian gate gives access to:

**Parking**

Single numbered parking space.

**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.

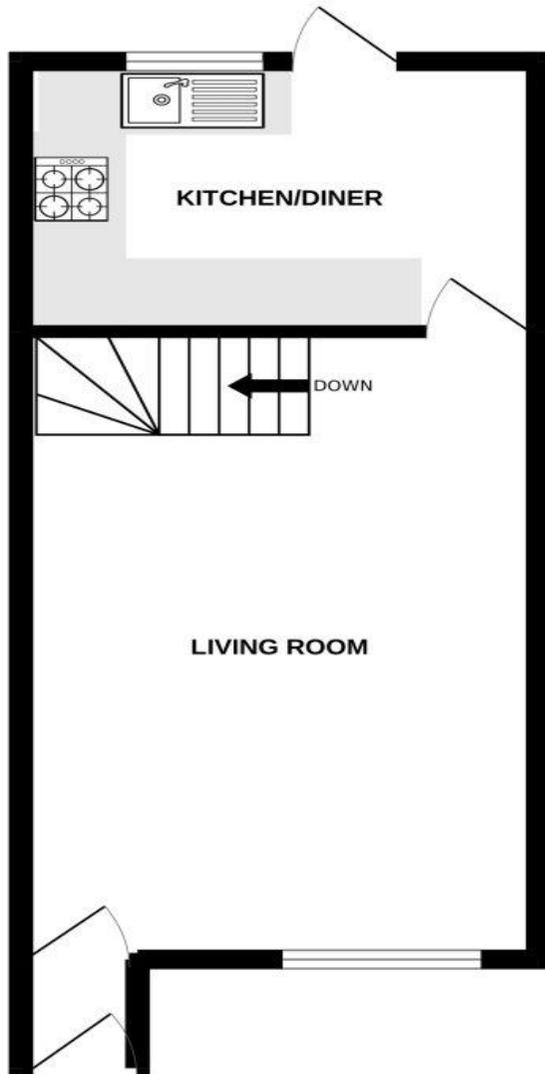
Parkers Lettings Ltd and members of The Property Redress Scheme and Client Money Protect.

Certificate Number : 01762837623929900131

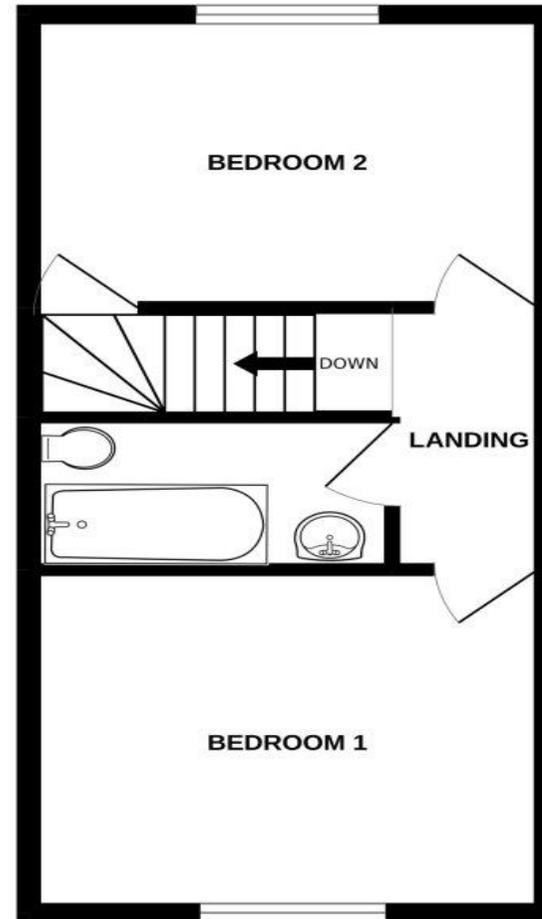
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/01762837623929900131>

**GROUND FLOOR**  
347 sq.ft. (32.2 sq.m.) approx.



**1ST FLOOR**  
338 sq.ft. (31.4 sq.m.) approx.



**TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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**PARKERS**



1, Salisbury Road Arcade, Totton  
SOUTHAMPTON, SO40 3SG  
telephone : 023 8086 8578  
email : info@parkerslettings.com  
[parkerslettings.com](http://parkerslettings.com)