



**New Road**

**3 Bedroom**

**£1,600 pcm + security  
deposit**

Ashurst, Southampton





## 12 New Road

### Description

- 3 good bedrooms
- Modern kitchen / diner
- Extensive gardens
- Gas Central Heating
- Available 16 April 2026
- Lounge
- Conservatory
- Ample parking & garage
- EPC rating; D
- PROPERTY REFERENCE: 76

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!

This is a fabulous detached family home, located in the sought-after village of Ashurst, with excellent railway access to London and within a short drive of Southampton's city centre and the M27 / M3 motorways.

The village has good schooling for Infant and Juniors and is within catchment of Hounslow Science College. The village retains its' local shops and boasts no less than three public houses!

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: 'D'.

Council Tax: Band 'D'. New Forest District Council (Totton & Eling Area) 2240.15 for year 2024 / 2025.

Availability: Available 16 April 2026. 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 76.







## Accommodation Comprises:

### Entrance Hallway

Spacious, welcoming hallway, with doors to Living Room, Kitchen and:

### Cloakroom

Modern white suite of WC and wash basin.

### Living Room

Comfortable front-facing reception room.

### Kitchen / Diner

Modern fitted kitchen with a range of modern units and complimentary worksurfaces. The kitchen has an integral double electric oven and electric ceramic hob.

### Garden Room

Of brick-built construction with polycarbonate roof. Plumbed for an automatic washing machine. Doors out to the rear garden.

### Stairwell / Landing

Attractive picture window to the side.

### Bedroom 1

Double-size bedroom with built-in wardrobes.

### Bedroom 2

Double-size bedroom with built-in wardrobes.

### Bedroom 3

Double-size bedroom.

### Bathroom

White bathroom suite with electric shower over the bath. Fully tiled walls and floor.

### Garden

Mature, attractive gardens to the front and rear, the rear being fully enclosed. A driveway provides parking for 2-3 cars and leads to a brick-built single garage.





**PARKERS**

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## **Our Fees**

We require a Holding Deposit equal to 1 week's rent (approx £369.23) 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 £1846.15)

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.