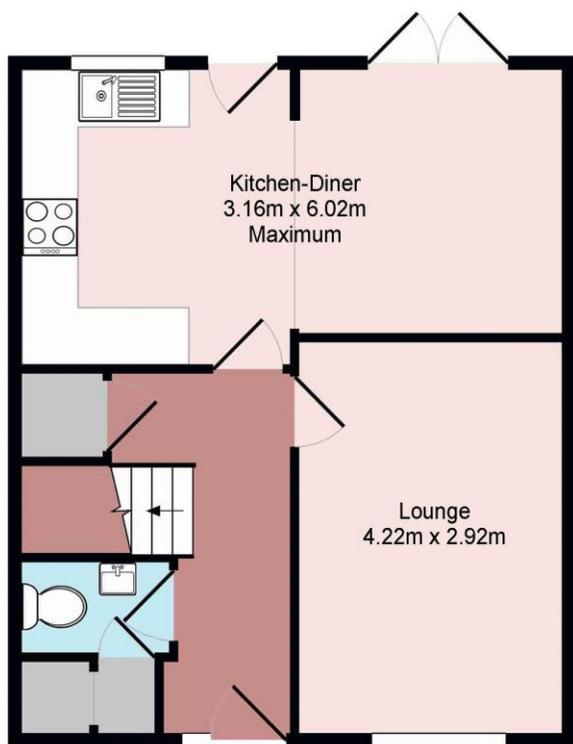


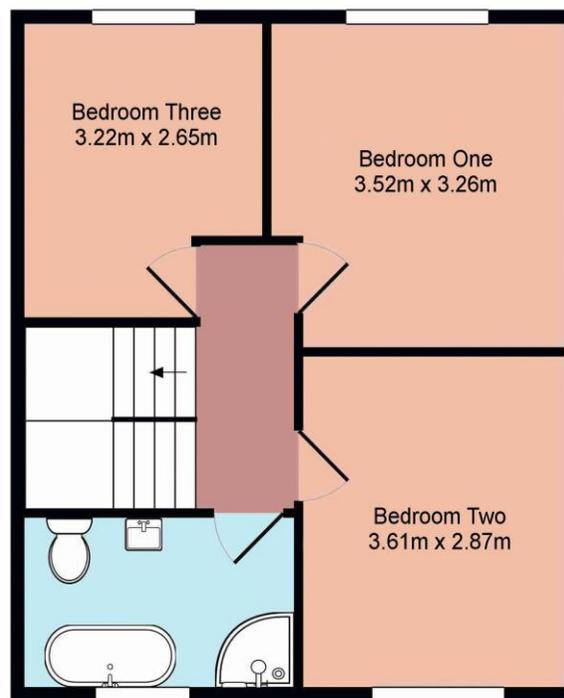


Calmore  
£1,195 pcm

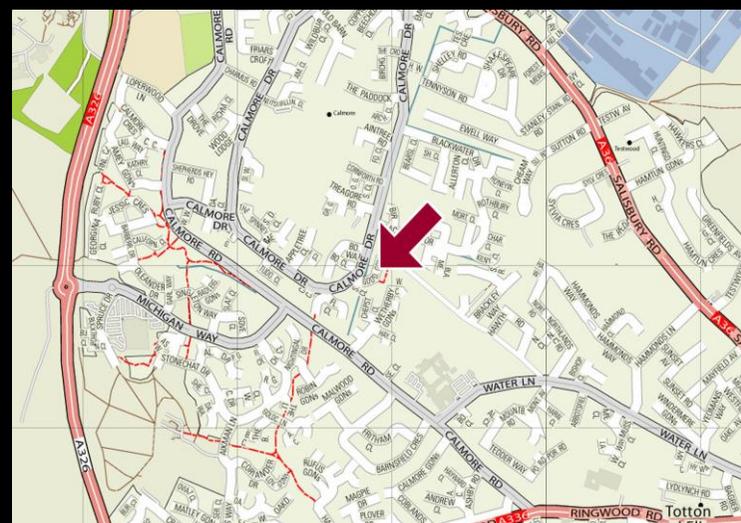
**brantons**



GROUND FLOOR



1ST FLOOR



## Accommodation

**Lounge** 13' 10" x 9' 7" (4.22m x 2.92m)  
**Kitchen-Diner** 19' 9" x 10' 4" (6.02m x 3.16m) Maximum  
**W.C** 5' 6" x 3' 5" (1.69m x 1.05m)  
**Bedroom One** 11' 7" x 10' 8" (3.52m x 3.26m)  
**Bedroom Two** 11' 10" x 9' 4" (3.61m x 2.87m)  
**Bedroom Three** 10' 6" x 8' 8" (3.22m x 2.65m)  
**Bathroom** 9' 10" x 6' 7" (3.01m x 2.02m)

## Property

Brantons Independent Estate Agents are delighted to present for let this spacious end of terrace family home situated in the popular residential area of Calmore.

The accommodation is comprised of three double bedrooms, lounge, open-plan kitchen-diner, four piece luxury bathroom and downstairs W.C.

Additional features of the property include block paved driveway parking for several vehicles and a rear garden benefiting from a decked seating area and a sunny Southerly aspect. To register your interest, please call our office on 02380 875 020 at your earliest convenience as high levels of demand are expected.

## Features

- Spacious End Of Terrace House
- Three Double Bedrooms
- Lounge
- Open-Plan Kitchen-Diner
- Downstairs W.C.
- Four Piece Family Bathroom
- Block Paved Driveway Parking
- Southerly Facing Rear Garden
- Deposit = £1,375 (Registered With DPS)
- Unfortunately No Smokers Permitted

## Information

**Local Authority:** New Forest District Council  
**Council Tax Band:** C  
**Tenure Type:** Freehold  
**School Catchments**  
Infant: Oakfield  
Junior: Oakfield  
Senior: Testwood

## Distances

**Motorway:** 2.2 miles  
**Southampton Airport:** 10.2 miles  
**Southampton City Centre:** 6.2 miles  
**New Forest Park Boundary:** 1.9 miles  
**Train Stations**  
Ashurst: 4.8 miles  
Totton: 2.4 miles

## Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit onto Calmore Drive and take the second left hand turn to continue on Calmore drive. 3) Continue on for approximately 0.5 miles. 4) At the junction with Goodwood Gardens turn left. 5) The property will be found on the right hand side.

## Energy Performance

11/23/22, 10:30 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 2	Energy rating <b>D</b>	Valid until: 24 July 2023 Certificate number:
Property type	End-terrace house	
Total floor area	88 square metres	

### Rules on letting this property

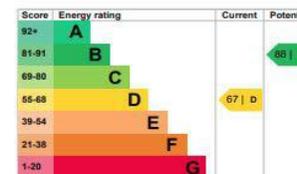
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/2048>

1/5



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk) | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

