



HAMMONDS GREEN, TOTTON, SO40
£1,400 per month*

Carter Jonas

HAMMONDS GREEN, TOTTON, SO40

Newly built to a high specification with air source heat pump and EV charger, a 2 bedroom semi detached house in this popular location with local shops and schools. the South Coast, Southampton, the M27, A3 and The New Forest.

Entrance hall with doors to all downstairs rooms. Well fitted kitchen with front aspect with a good range of eye and base level units, Lamona electric oven and hob, fridge freezer, oven, hob, microwave and washer dryer and space for a table. Reception room to rear with French windows to the garden. Cloakroom. There is Karndean flooring throughout the downstairs and blinds to all windows. Upstairs there are two double bedrooms one with ensuite shower room, the other with ensuite bathroom with a shower over the bath. Both rooms benefit from a fitted wardrobe. There is an airing cupboard on the landing.

There is an enclosed rear garden with patio, outside tap and shed and parking to the side of the property for 2/3 cars with EV charger. There is a sparrow box fitted to the rear of the house.

Mains water, drainage and electricity. For internet and mobile coverage check ofcom website.

Council Tax - New Forest District Council - charge to be assessed.
Offered for a minimum term of 12 months.

Holding deposit = 1 week's rent = £323 Deposit = 5 weeks' rent @ £1450 = £1615

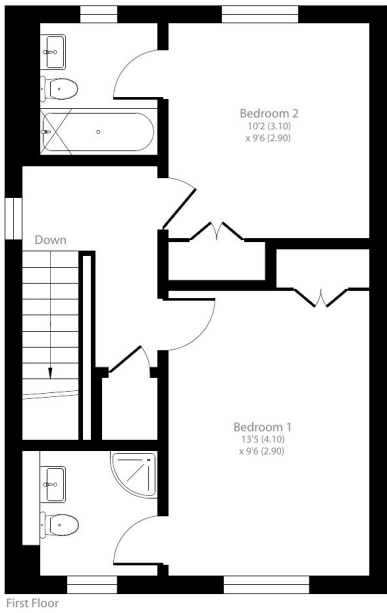
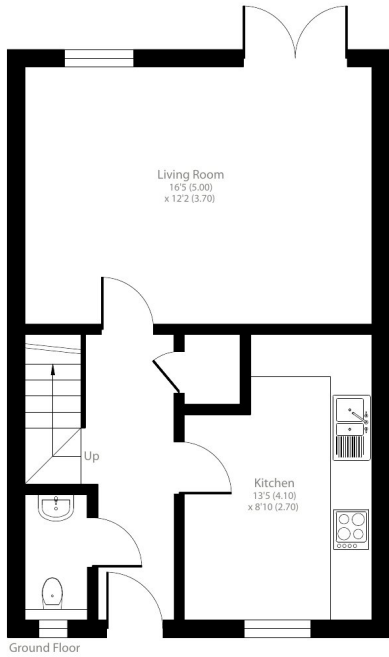
- New Build
- Fitted kitchen
- Reception room
- 2 Ensuite Double bedrooms
- Cloakroom
- Garden
- Parking & EV charger
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Hammonds Green, Totton, Southampton, SO40

Approximate Area = 854 sq ft / 79.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Carter Jonas. REF: 1120959



Winchester Lettings 01962 876838

winchester-residentiallettings@carterjonas.co.uk
9a Jewry Street, Winchester, Hampshire, SO23 8RZ



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.