



**HAMMONDS GREEN, TOTTON, SO40**  
£1,650 per month\*

**Carter Jonas**

# HAMMONDS GREEN, TOTTON, SO40

## Hammonds Green, Totton, Southampton, SO40

Approximate Area = 1128 sq ft / 104.7 sq m (excludes carport)

For identification only - Not to scale

Newly built to a high specification with air source heat pump and EV charger, a 3 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 spacious hall and doors to all downstairs rooms and stairs to the first floor. There is a good sized kitchen with a range of wall and base units and Lamona appliances, double oven, electric hob, fridge/freezer, dishwasher and washer dryer and space for a table. The reception room is on the other side of the hall and has French windows to the garden. There is a downstairs cloakroom and understairs cupboard. There is Karndean flooring throughout the downstairs and underfloor heating. Upstairs there are two double bedrooms, the main with fitted wardrobe and ensuite shower room, a single bedroom and family bathroom with shower over the bath.

There is an enclosed garden, laid to lawn to the rear with patio behind the house and a wooden shed. There is a sparrow nesting box under the eaves. There is a single carport with EV charger and parking to the front.

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 = £380 Deposit = 5 weeks' rent @ £1650 = £1903

- Fitted kitchen
- Reception room
- 3 Bedrooms
- 2 Bathrooms
- Cloakroom
- Garden
- Carport & EV charger
- Air Source Heat Pump
- EPC = B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	85	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1120972



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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