



**Barnsfield Crescent**

**2 Bedroom**

**£1,325 pcm + security  
deposit**

Totton, Southampton Totton





## 29 Barnsfield Crescent

### Description

- Semi-detached bungalow
- Modern shower/wet room
- Garden with summer house
- Detached garage
- Available 19 feb 2025
- 2 double bedrooms
- Separate WC
- Large driveway
- EPC rating: D
- PROPERTY REFERENCE: 2073

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!

A beautifully presented 2 bedroom semi-detached bungalow with large driveway and detached garage. One not to be missed!!

Modern shower/wet room and separate WC. Special features include oak internal doors and large built-in wardrobes in the master bedroom.

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 'C'. New Forest District Council (Totton & Eling Area) 1,993.38 for year 2024 / 2025.

Availability: Available 19/02/2025. 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.



### **Accommodation Comprises:**

Entrance Hallway

Separate Wc : 5.12' x 2.69' (1.56m x 0.82m)

Modern white suite including low level WC and wash hand basin.

Kitchen : 10.79' x 8.89' (3.29m x 2.71m)

Eye and base level storage units. Double oven, electric hob. Plumbing and space for dishwasher, washing machine and fridge/freezer. External door.

Lounge : 17.22' x 9.81' (5.25m x 2.99m)

With cosy electric fire, sliding doors onto garden.

Bedroom 1 : 13.25' x 9.81' (4.04m x 2.99m)

Large double bedroom with built-in wardrobes.

Bedroom 2 : 9.78' x 8.89' (2.98m x 2.71m)

Double room

Shower Room : 5.58' x 5.25' (1.70m x 1.60m)

Modern wet/shower room with underfloor heating. Chrome mixer shower, wash hand basin and heated ladder-style radiator.

External

Garden with summer house.

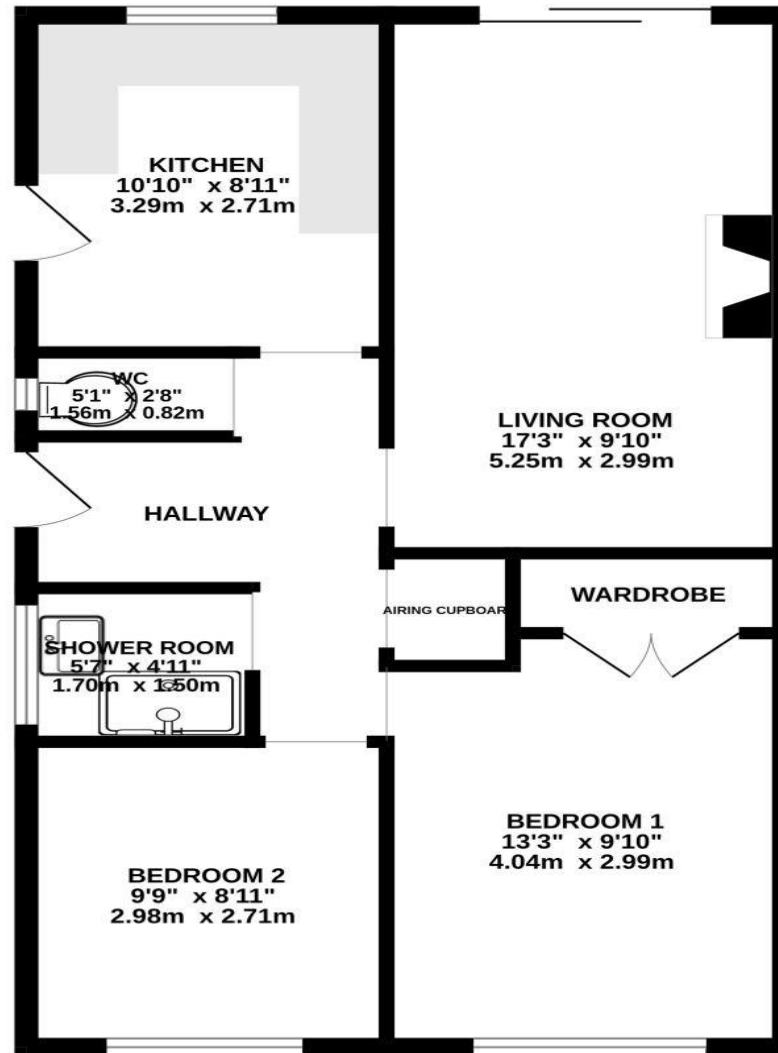
Garage

Detached garage

Driveway

Large driveway - section between two properties is shared - no parking on this section.





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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## Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £306) 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 £1529)

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.