









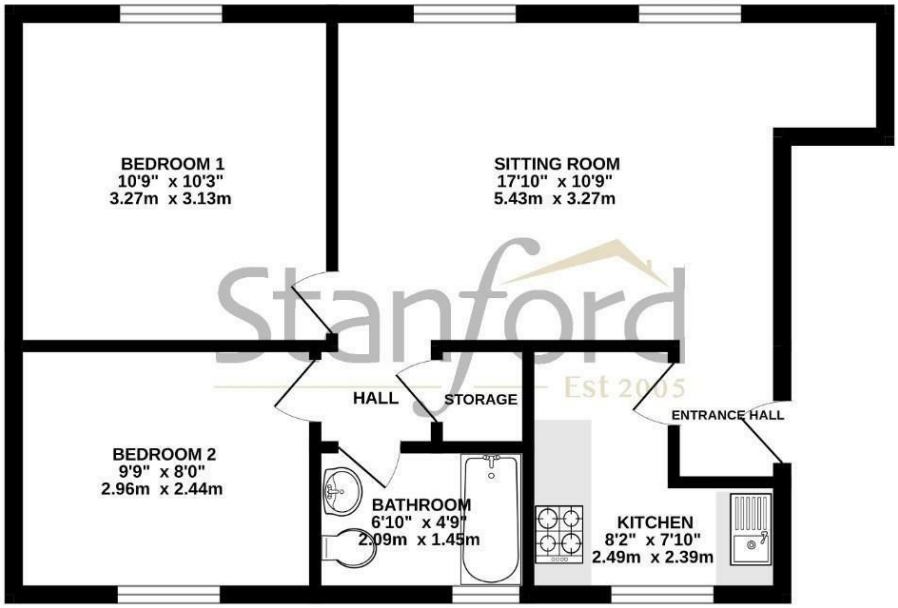


High Street, SO30 3DS

Stanford
Est 2005

Per Month
£1,200 Per

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 sq.m.) approx.

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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Description
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Location
West End is a popular village-style suburb on the eastern edge of Southampton, known for its quiet residential streets, green spaces, and strong community feel. It offers good local amenities including shops, pubs, cafés, schools, and leisure facilities. The area provides convenient access to the M27, Southampton Airport, and nearby countryside such as Itchen Valley Country Park. It is a sought-after, family-friendly area with a mix of modern and traditional homes making it an ideal place to live.

Rooms & Dimensions
Entrance Hall:
Smooth plaster ceiling with inset spotlights, opening to sitting/dining room and door to kitchen.

Kitchen:, (8'0 x 8'0)
Smooth ceiling with inset spotlights, double glazed window to rear aspect, radiator, fitted with with an range of wall and base level units with contrasting worksurfaces, stainless steel sink and drainer unit with mixer tap, built-in oven and electric hob with extractor hood over, space for a washing machine further space for a tall fridge/freezer.

Sitting/Dining Room: (14'2" x 10'9")
Smooth plaster and coved ceiling, double glazed windows to front aspect, radiator, airing cupboard, doors leading to both bedrooms and bathroom.

Bedroom One: (11'0" x 10'4")
Smooth plaster and coved ceiling, double glazed window to front aspect, radiator.

Bedroom Two: (11'5" x 8'2")
Smooth plaster ceiling, double glazed window to rear aspect, radiator.

Bathroom:
Smooth plaster ceiling with inset spotlights, double glazed obscure window to rear aspect, suite comprising 'p' shaped panel enclosed bath with fitted shower over and glass screen, low-level WC, vanity wash hand basin unit.

Other Information
Local Council: Eastleigh Borough Council
Council Tax Band: A
EPC: E
Heating: Gas Central Heating
Glazing: Double Glazed
Furnishing: Unfurnished
Date Available: 19th September 2026
Viewing: By Appointment Only
Ample On Road Parking - Lay By & Street

Tenancy Information
Holding Fee Tenancy Application -
The tenancy holding deposit is the equivalent of 1 weeks rent which indicates your intentions to proceed with renting the property. Once you have paid your holding fee, we will hold the property for satisfactory references to be sought for an initial period of 15 days from the date of receipt. We are able to extend the period of 15 days agreement deadline by mutual consent in writing should this be required, ie difficulties in obtaining references within the specified time by third parties. Should either you or your guarantors (if applicable) application be unsuccessful because you or any proposed joint tenant(s) change your or their mind(s) and withdraw, fail the rights to rent checks, take the tenancy within a reasonable timescale or fail the referencing process due to the omitting of critical information i.e. adverse credit or misleading information then no monies will be refunded to you.
Security Deposit -
Before your tenancy commences you will be required to make a security deposit equivalent to one month's rent (This may vary dependent on landlords specific instructions or tenants personal circumstances but will be no more than 5 weeks rent). If the property is managed by Stanford Estate