

TO LET



Stanton Road, Regents Park, Southampton

3 Bedrooms, 3 Bathroom, Semi detached

£1,650 pcm



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Semi detached,
3 bedroom, 3 bathroom

£1,650 pcm

Date available: 13th April 2026

Deposit: £1,903.84

Unfurnished

Council Tax band: C

- Available 13th April 2026
- Neutral decor
- New carpets downstairs
- Dishwasher, x2 fridges, freezer
- Electric fire in Lounge
- Garage/storage
- Sunroom

MARTIN & CO are pleased to present this 3 bedroom property in Shirley. Close to shops and amenities with good travel links via the M27

ENTRANCE DOOR Into porch with tiled floor.

2nd DOOR into ENTRANCE HALL Neutral decor and carpets, smoke alarm.

LOUNGE 3.731m x 3.282 Neutral decor and carpets, large bay window front aspect, includes curtains. Electric fire with mantle. Double doors through to the dining area.

DINING ROOM 4.134m x 3.125m Neutral décor and carpets, doors through to sunroom/conservatory.

KITCHEN 4.069m x 3.932m Neutral decor, neutral vinyl flooring, good range of wall and base units.

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Includes dishwasher, under counter fridge x2, gas hob, electric oven. Extractor fan. Single sink with mono tap. Window to rear aspect. Door leading to garage. Door leading to Sun room/Conservatory.

CONSERVATORY 3.911m x 2.130m Neutral decor with vinyl tiles, french doors to garden.

CLOAKROOM Low level WC, handbasin. Small freestanding drawers. Shelving unit on wall. Window with obscured glass to rear aspect.

STAIRS AND LANDING Neutral decor and carpets, smoke alarm, window to side aspect.

BEDROOM 1 3.851m x 2.732m Neutral decor and carpets, fitted wardrobe, large window to front aspect includes curtains.

BEDROOM 2 4.054m x 2.447m Neutral decor and carpets, Fitted airing cupboard, freestanding wardrobe, window to rear aspect with blinds.

BEDROOM 3 3.159m x 2.123m Neutral décor and carpets, includes chest of drawers and shelving unit. Window to rear aspect includes blinds.

BATHROOM 2.46m x 1.637m White suite comprising of low level wc, hand basin with vanity unit,panelled



bath. Over bath electric shower unit. chrome heated towel rail. Window with obscured glass to front aspect.

OUTSIDE Rear garden with tiled patio area, garden in seasonal condition with grassed area and surrounding shrubs, Includes large swing chair. Fully secured with wooden fence panels.

GARAGE Used as storage with spin dryer and freezer. Some storage shelves and drawers.

OTHER INFORMATION

Smoke alarms: Yes

Broadband: Subject to connection

Telephone points: Yes

Sky Point No

* GAS CENTRAL HEATING

* DOUBLE GLAZED

LOCAL AUTHORITY INFORMATION

SOUTHAMPTON CITY COUNCIL BAND C



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