



12 Testbourne Avenue
Totton

£1,600 PCM

A well-presented three-bedroom property offering a lovely family home in the popular area of Totton, benefitting from a garage and private driveway. To rent this property, applicants will need a minimum household income of £48,000. The total deposit required is £1,846.00 with a holding deposit of £369.00.



• Gas Central Heating • Council Tax Band D • Garage • Private Driveway

This well-presented three-bedroom home offers spacious and comfortable living, making it an ideal family property in the popular area of Totton.

Upon entering the property, you are welcomed by an entrance hall leading into a bright and generously sized living room, providing plenty of space for both relaxing and entertaining. The kitchen is positioned to the rear of the property and offers ample storage and worktop space, with access to a convenient downstairs cloakroom. The layout of the ground floor provides a practical and functional living environment.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious main bedroom and two additional bedrooms which would be ideal for children, guests, or a home office. The family bathroom is also located on this floor and is fitted with a modern suite.

Externally, the property benefits from a private driveway and a garage, providing excellent parking and additional storage. The home is also situated close to a range of local amenities, including shops, schools and transport links, making it well suited for families and commuters alike.

This property offers a great opportunity to rent a spacious family home in a convenient and sought-after location.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

ADDITIONAL INFORMATION

Council Tax Band: D

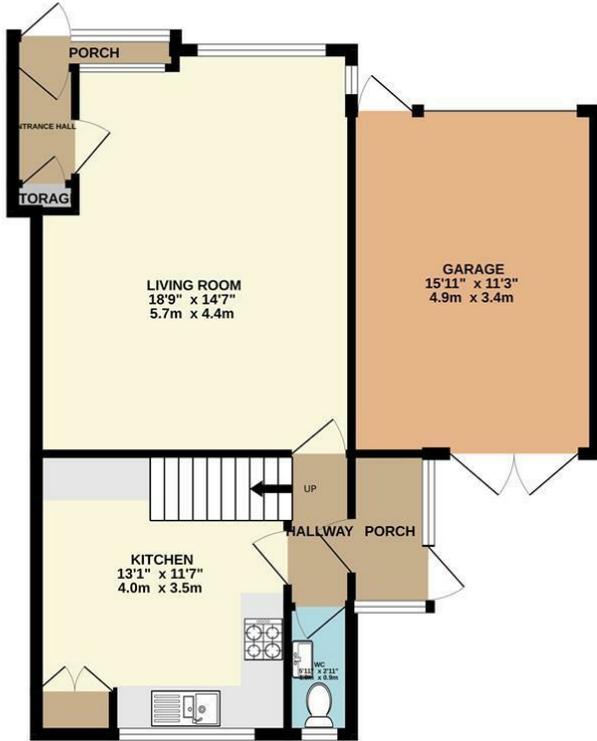
Furnishing Type: Unfurnished

Security Deposit: £1,846

Available From: 30th March 2026



GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



SPENCERS

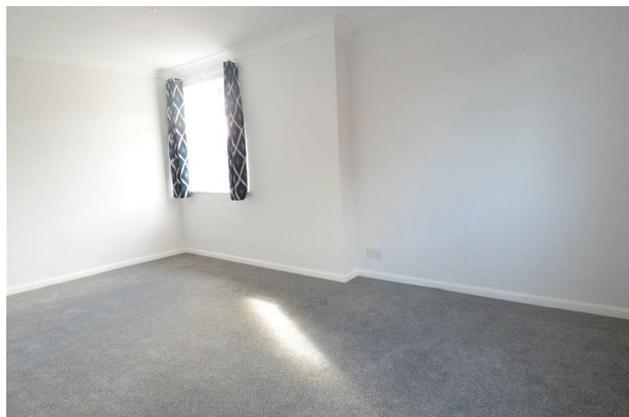
LETTINGS

ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.



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