



14, Mountbatten Road, Totton, SO40 3FX
£475,000

brantons



Property

Brantons Independent Estate Agents are pleased to present for sale this sizable end of terrace family home situated in a convenient residential area of Totton. The ground floor layout comprises of a spacious lounge with French doors, modern L shaped kitchen-diner, and a sizable air conditioned conservatory. There is also a utility room with access into a W.C.

The first floor accommodation consists of three bedrooms with bedrooms one and two being generous double rooms that both benefit from air conditioning. From the landing there is a family bathroom. There is a further staircase into a loft which provides two separate areas with Velux windows. Additional benefits of the property include driveway parking for many vehicles and a large enclosed rear garden with patio, BBQ entertainment area, and a lawn.

A prominent feature of this property is the large workshop/ garages with vehicular access. The workshop provides a spacious working environment making it ideal for vehicle restoration projects. Furthermore there is a large office space with dual aspect French doors. The office is fully insulated with power, lighting, air conditioning, Ethernet, and also incorporates a kitchenette and shower room with W.C. This office could be used to operate a business or provide annex accommodation (subject to the relevant consents). To fully appreciate the versatile accommodation on offer an internal inspection is essential.

Features

- End of Terrace Family Home
- Three Bedrooms & Further Loft Area (see floor plan)
- Lounge with French Doors
- L-Shaped Kitchen-Diner
- Sizable Conservatory with Air Conditioning
- Utility & Downstairs W.C
- Driveway Parking for Several Vehicles
- Over 1000sq.ft of Workshop Space With Vehicular Doors
- Office Space Ideal for Business Use (Subject To Consents)
- No Forward Chain Offered



Area

Totton is well served by transport links with regular train services to London and the West Country, comprehensive bus routes and easy access to motorways serving London, Bournemouth, Portsmouth and the midlands.

The town has a number of local shops including several large supermarkets, food outlets, pubs and most major banks. Housing is diverse from older character properties to modern developments and purpose built apartments. There are several schools catering for children of all ages, a sixth form college and a specialist school catering for children with complex learning needs.



Accommodation

Hall 7' 5" x 8' 5" (2.27m x 2.57m)

Lounge 9' 11" x 15' 6" (3.01m x 4.73m)

Kitchen-Diner 17' 10" x 16' 4" (5.44m x 4.98m)

Conservatory 12' 2" x 19' 0" (3.72m x 5.78m)

Utility Room 4' 7" x 4' 10" (1.39m x 1.47m)

Downstairs W.C 3' 10" x 4' 9" (1.18m x 1.45m)

Bedroom One 8' 8" x 15' 6" (2.63m x 4.73m)

Bedroom Two 11' 8" x 11' 0" (3.56m x 3.35m)

Bedroom Three 8' 11" x 8' 10" (2.73m x 2.69m)

Bathroom 5' 7" x 5' 5" (1.70m x 1.65m)

Loft Area One 11' 10" x 11' 10" (3.61m x 3.61m)

Loft Area Two 11' 9" x 10' 4" (3.57m x 3.16m)

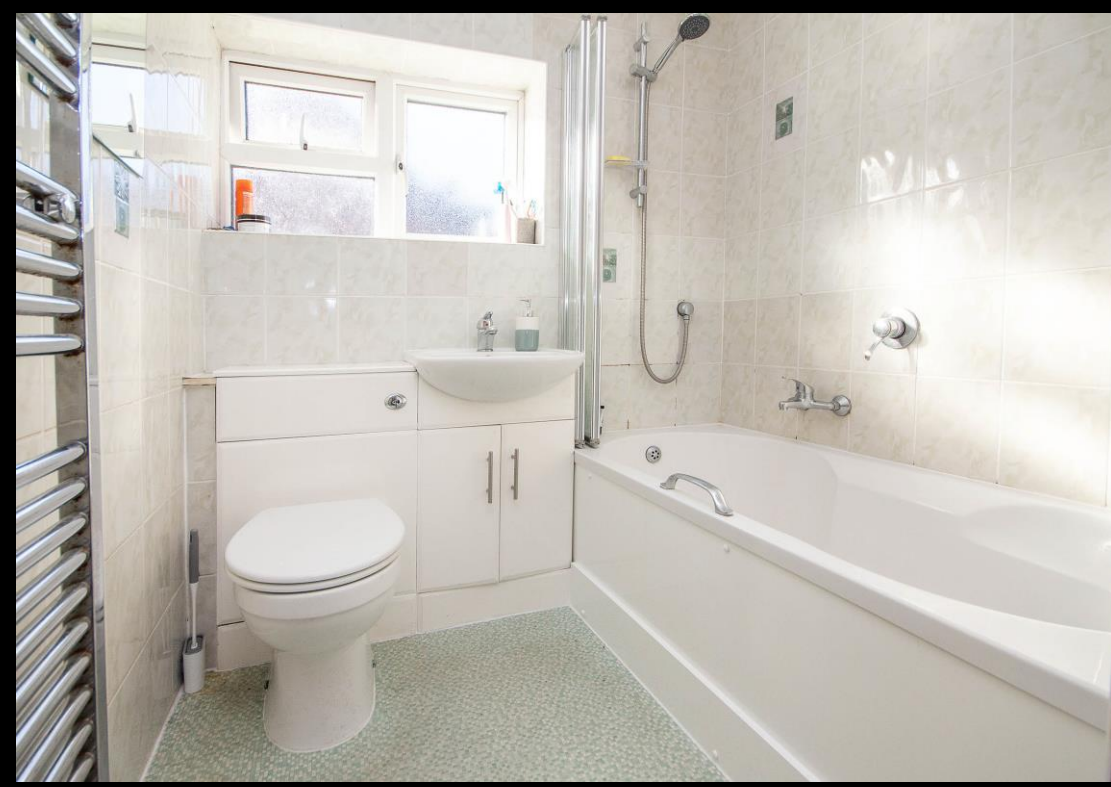
Garage One 33' 4" x 15' 11" (10.15m x 4.86m)

Garage Two 31' 9" x 18' 4" (9.67m x 5.60m)

Office 20' 2" x 18' 1" (6.14m x 5.52m)

Shower Room 6' 11" x 3' 3" (2.11m x 1.00m)





Directions

1) From our office travel West on Water Lane. 2) Take the sixth left into Montgomery Avenue. 3) Turn right onto Mountbatten Road. 4) The property will be found on the left hand side, after the first bend.

Distances

Motorway: 1.7 miles

Southampton Airport: 10.7 miles

Southampton City Centre: 4.9 miles

New Forest Park Boundary: 1.5 miles

Train Stations Ashurst: 4.0 miles

Totton: 1.1 miles

Information

Local Authority: New Forest District Council

Council Tax Band: C

Tenure Type: Freehold

School Catchments Infant: Lydlynch

Junior: Abbotswood

Senior: Testwood

Energy Performance

11/12/24, 2:34 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Totton SOUTHAMPTON SO40 3	Energy rating D	Valid until: 13 October 2034
		Certificate number:

Property type End-terrace house

Total floor area 111 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

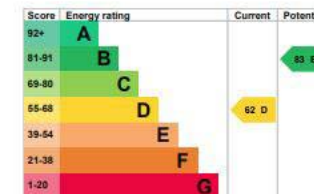
Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



For properties in England and Wales:

the average energy rating is D
the average energy score is 60

