



Exeter Close, Southampton SO18 2EF

fox & sons

welcome to

Exeter Close, Southampton

This spacious and versatile four-bedroom detached bungalow offers an exceptional opportunity for families, multi-generational living, or those seeking a property with excellent guest-accommodation potential. Formerly operated as a successful bed and breakfast.

Front

Parking for four cars on the driveway.

Entrance Hall

Double glazed door to the front aspect, fuse box housed in cupboard, one storage cupboard, one airing cupboard, radiator, vinyl flooring, doors to;

Lounge/Diner

25' 5" max x 12' 9" max (7.75m max x 3.89m max)
Double glazed bay window to the front aspect, double glazed window to side, both sets of windows have UPVC shutters, open fire place, TV point, two radiators, telephone point, arch way separating both living areas, vinyl flooring.

Kitchen

11' 6" x 11' 9" (3.51m x 3.58m)
Double glazed sliding doors to rear, wall and base units, work surfaces, breakfast bar with room for two stools, stainless steel sink and drainer (bowl and half), gas range cooker (7 ring hob), plumbing for dishwasher, splash back tiles, tiled flooring, radiator, doors to;

Utility

8' 11" x 3' 1" (2.72m x 0.94m)
Single glazed windows to front, central heating combi boiler to wall, plumbing for washing machine, space for fridge/freezer, work surface, tiled flooring.

Bedroom One (ground Floor)

15' 7" x 8' 9" (4.75m x 2.67m)
Double glazed windows to front and side both with UPVC shutters, radiator, TV point, laminate flooring.

Bedroom Two (ground Floor)

11' 6" x 10' 11" (3.51m x 3.33m)
Double glazed window to rear with UPVC shutters, radiator, laminate flooring.

Bathroom

Double glazed window to side, double shower base cubicle with electric shower above, wash hand basin with two draws below, w/c, heated towel rail, partially tiled walls, tiled flooring.

Bedroom Three (first Floor)

17' max x 15' 6" max (5.18m max x 4.72m max)
Double glazed window to side with UPVC shutters, access to storage in the eaves, radiator, laminate flooring, door to;

En-Suite (first Floor)

Double glazed window to side, shower cubicle, w/c, heated towel rail, wash hand basin, wall mounted cupboard, access to storage in the eaves.

Bedroom Four (basement)

13' 10" max x 19' 8" max (4.22m max x 5.99m max)
Double glazed patio doors and window to rear with UPVC shutters, radiator, TV point, tiled flooring, door to;

En-Suite (basement)

Shower cubicle with water fall shower head, wash hand basin, w/c, heated towel rail, extractor fan, partially tiled walls, tiled flooring.

Basement Storage

17' x 12' 11" (5.18m x 3.94m)
Concrete hard standing, lights and electrics.

Outbuilding 1 / Lodge

27' 7" x 9' 9" (8.41m x 2.97m)
Double glazed door and window to front, open plan living, kitchen and bedroom space. KITCHEN AREA - sink, work surfaces, space for fridge/freezer, electric hob. LIVING SPACE - TV point, wall mounted air con and heating unit, door to en-suite, EN-SUITE - shower cubicle, wash hand basin, w/c, extractor fan, fully tiled walls, double glazed window to front.



Outbuilding 2 / Lodge

18' 4" x 8' (5.59m x 2.44m)

Double glazed door to front, double glazed window to side, gas radiator, open plan living/bedroom space with separate en-suite. EN-SUITE - shower cubicle, W/C, wash hand basin.

Rear Garden

Enclosed west facing rear garden split over two tiers and multiple laid surfaces such as patio, turf and decking. In the lower tier there is a pond with pumps and filter systems, access to both lodges are in the back garden. Side access to garden from front driveway.

This spacious and versatile four-bedroom detached bungalow offers an exceptional opportunity for families, multi-generational living, or those seeking a property with excellent guest-accommodation potential. Formerly operated as a successful bed and breakfast, the home has since been thoughtfully extended to provide generous and flexible living space across three levels — including a converted loft and a fully developed basement, each adding an additional bedroom.

The accommodation comprises a welcoming entrance hall leading to a bright and well-proportioned living area, complemented by a modern fitted kitchen. The property features a family bathroom along with two well-appointed en-suite bedrooms, offering privacy and convenience for residents or guests alike.

Externally, the property benefits from off-road parking for up to four vehicles at the front, ensuring ample space for family and visitors.

With its unique layout, extended footprint, and previous use as a B&B, this home presents a rare opportunity to acquire a property offering both character and adaptability — ideal for a growing family or anyone seeking additional income potential.



view this property online fox-and-sons.co.uk/Property/BIT113008



welcome to

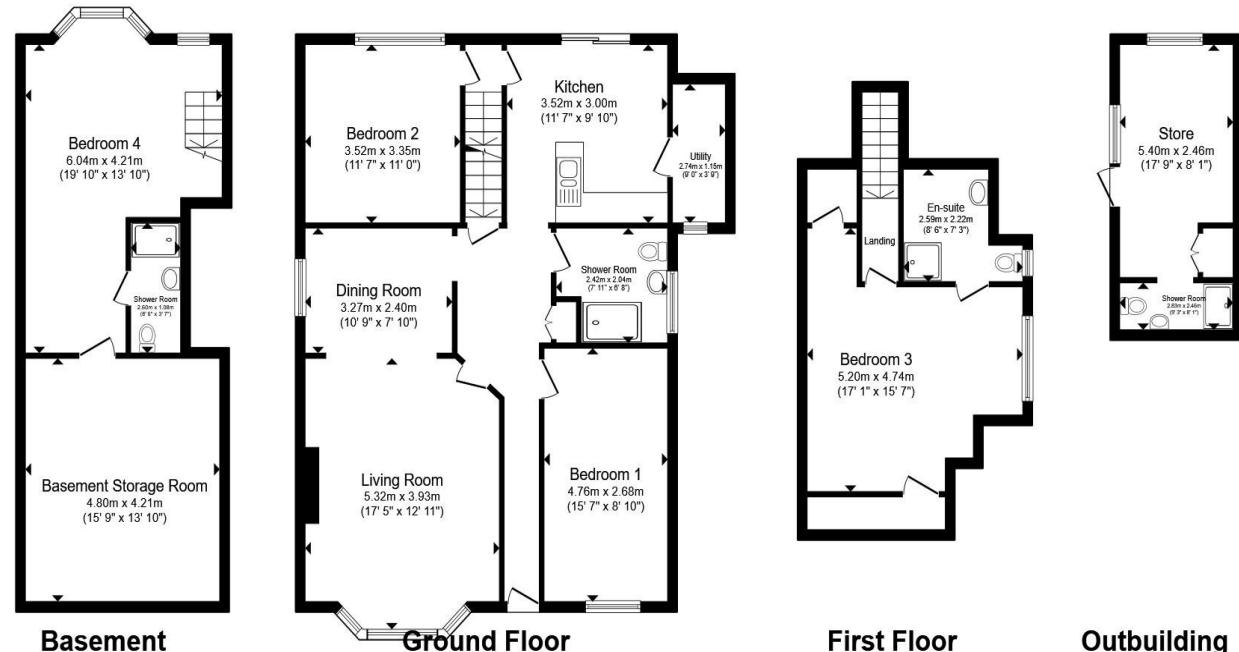
Exeter Close, Southampton

- Four Bedroom Detached Bungalow
- Used to be a Bed & Breakfast
- Two Outbuildings with Shower Rooms 27 ft & 18 ft Long
- Basement Extension with En Suite
- 25 ft Lounge/Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£550,000



Total floor area 179.4 m² (1,931 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online fox-and-sons.co.uk/Property/BIT113008



Property Ref:
BIT113008 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk