



**Exeter Close, Southampton SO18 2EF**



**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 stalls, 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.



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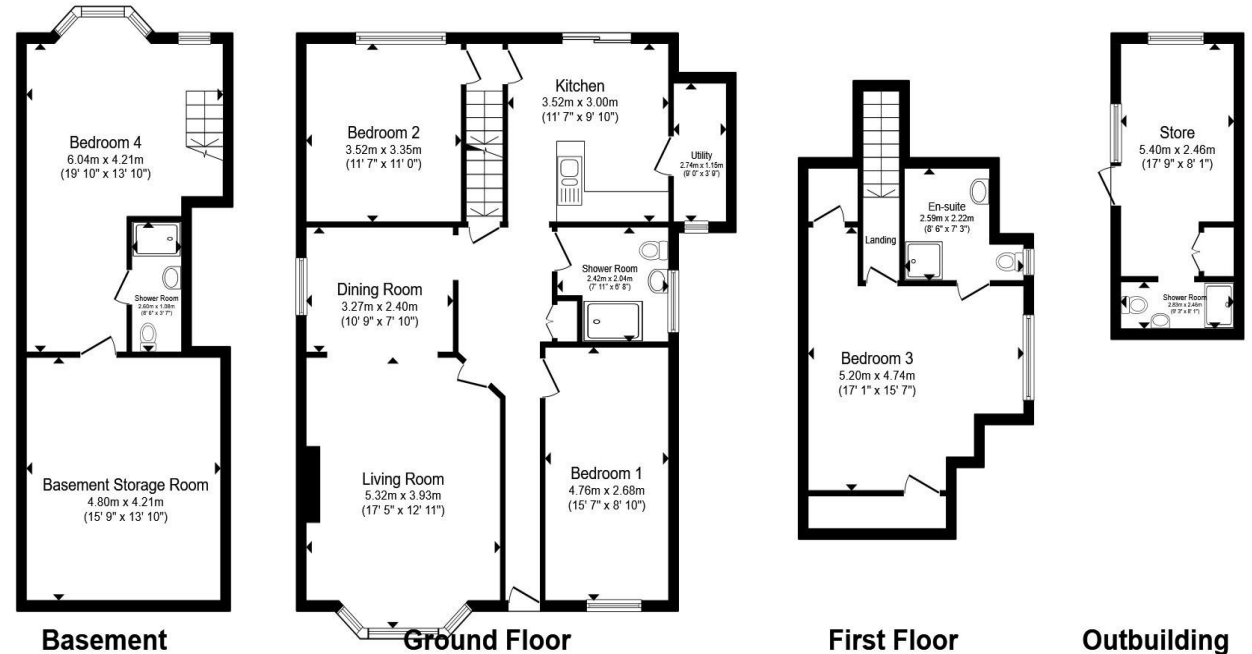
## Exeter Close, Southampton

- 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 m<sup>2</sup> (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](http://www.propertybox.io)

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Property Ref:

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