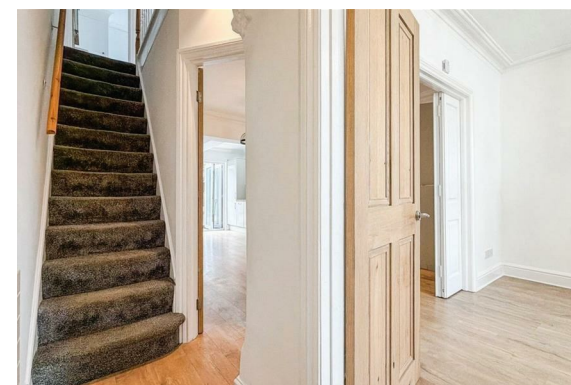




Exmoor Street, , Bristol, BS3 1HD

- Four Bedrooms
- Three Storey
- Large Kitchen/ Diner
- Versatile Accommodation
- Just Off North Street

- No Onward Chain
- Stunning Condition
- Separate Reception Room
- Victorian Charm
- Freehold

£525,000

HUNTERS
HERE TO GET *you* THERE

Exmoor Street, , Bristol, BS3 1HD



Hunters present for sale this stunning three storey four bedroom victorian home sitting tucked away on the popular Exmoor Street just off North Street. Having been thoroughly updated by our present vendors the property is sure to prove perfect for anyone wanting a charming home & versatile home in this tucked away spot.

Upon entering the property, you are greeted by the entrance porch which has been finished with decorative tiles. The living room is a lovely and light space with doors that open to the kitchen/ diner, there is also a feature gas fireplace. The kitchen/ diner has been substantially extended to offer a modern fitted kitchen with built in appliances, skylight and bi-folding doors to the rear garden, there is also a WC and utility space neatly tucked under away too.



On the first floor there are two double bedrooms both fitted with built in wardrobes, there is also a four piece bathroom to include a separate walk in shower and freestanding bath. On the top floor the loft has been converted to include two further bedrooms, the largest of which boasts a dual aspect & ensuite shower room. The rear garden is an enclosed space surrounded by established trees and offers a patio area & handy outside store.

Exmoor Street sits just off the vibrant North Street which is popular for its variety of bars, cafes, shops & restaurants. Southville itself is an area popular with first time buyers, couples and families due to its proximity to central Bristol, local schools and access links, with Temple Meads station being just a 30 minute walk away.

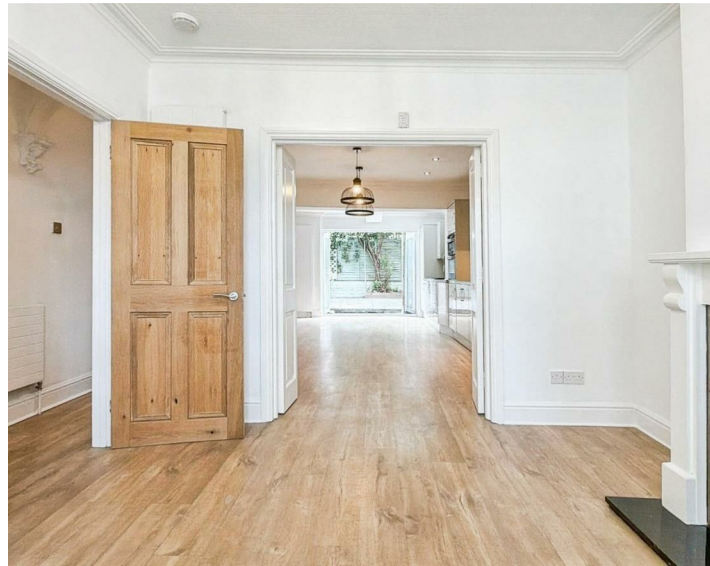
TENURE
FREEHOLD

COUNCIL TAX BAND
C

EPC BAND - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0944-2806-7563-2890-6825>



Exmoor Street, , Bristol, BS3 1HD



living room
10'8" x 10'7"

bedroom two
11'8" x 10'8"

bathroom
9'8" x 7'10"

bedroom four
9'8" x 7'10"

kitchen/ diner
13'8" x 21'9"

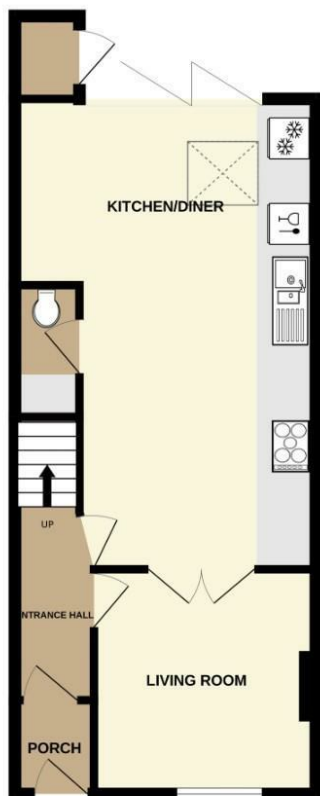
bedroom three
9'7" x 8'11"

bedroom one
17'5" x 10'11"

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.

2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 1195sq.ft. (111.0 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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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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