



HUNTERS®

HERE TO GET *you* THERE

6 Exmouth Road, Bristol, BS4 1BA

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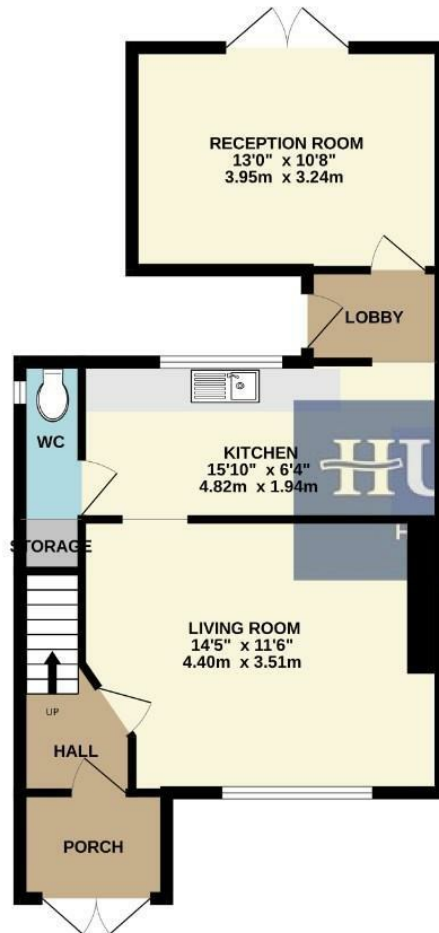
Guide Price £300,000

****NO ONWARD CHAIN**** Hunters BS4 are pleased to present to the market this three bedroom, extended, semi detached home on the ever popular Exmouth Road in Knowle. Close to local amenities, shops and schools with good transport links into Bristol City centre close by.

The property itself comprises of a porch, entrance hall, lounge, kitchen cloakroom and dining room or second reception to the ground floor. Upstairs you will find three bedrooms and a bathroom. Further benefits include gas central heating, uPVC double glazing, a good sized rear garden and off street parking. Furthermore this property is offered with NO ONWARD CHAIN. To appreciate all it has to offer please call Hunters today on 0117 9723948

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

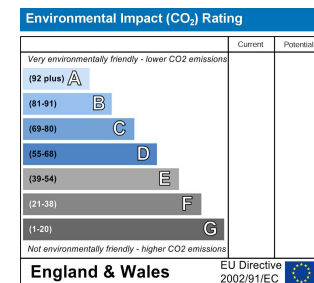
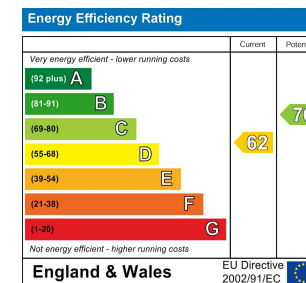


1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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.
Made with Metropix (c)2023



Porch

uPVC double glazed doors to front, carpet

Entrance Hall

uPVC double glazed entrance door, cupboard housing meters, house alarm, carpet

Lounge

14'5" x 11'6"

uPVC double glazed window to front, feature fireplace, radiator, laminate flooring

Kitchen

15'9" x 6'4"

Double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, space for cooker, space for fridge/freezer, plumbing for washing machine, wall hung combi boiler, radiator, laminate flooring

Cloakroom

uPVC double glazed window to rear, low level w.c with integral wash hand basin

Lobby

uPVC double glazed door leading to the side access and door leading to the dining room/ second reception

Reception Room

12'11" x 10'7"

uPVC double glazed patio doors leading to the rear garden, laminate flooring

Landing

uPVC double glazed window to side, loft access, carpet

Bedroom One

12'4" x 11'7"

uPVC double glazed window to front, radiator, carpet

Bedroom Two

12'4" x 6'11"

uPVC double glazed window to rear,, radiator, carpet

Bedroom Three

8'6" x 7'10"

uPVC double glazed window to front, storage cupboard over stairs, carpet

Bathroom

uPVC double glazed window to rear, 3 piece bathroom suite with shower over, radiator,

Front Garden

Partially enclosed with gated access, mainly laid to concrete with flower boarders


Rear Garden

Fully enclosed with gated side access, mainly laid to lawn with decking area at the top of the garden. shed,

Off Street parking

Situated to the front of the property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	62	
(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. 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.



