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14 Exmouth Road, Bristol, BS4 1BA



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£295,000

**\*\*NO ONWARD CHAIN\*\*** Probate Granted **\*\*** Hunters BS4 are delighted to bring to the market this three bedroom, terraced home on Exmouth Road. Conveniently situated near local amenities, popular schools, and major transport links, making it an ideal choice first time buyers who wish to make a house a home.

The property itself comprises of a lounge, kitchen and bathroom to the ground floor. Upstairs you will find three good sized bedrooms. Further benefits include driveway providing off street parking for multiple vehicles, gas central heating, uPVC double glazing throughout and a good sized rear garden with side access.

To appreciate all that this property has to offer contact us now on 0117 9723948 or [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) to book your internal viewing.

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**KITCHEN**  
12'3" x 9'9"  
3.73m x 2.98m

**LOUNGE**  
16'2" x 12'2"  
4.92m x 3.72m

**BATHROOM**

**STORAGE**

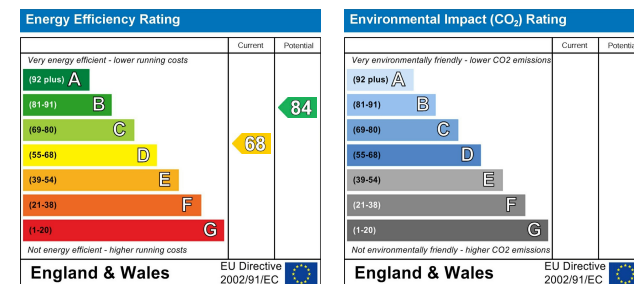
**UP**

The floor plan shows a kitchen with a sink and stove, a lounge with a large sofa, a bathroom with a bathtub, toilet, and sink, and a storage area with stairs leading up. The entrance is on the right side of the lounge area.

The floor plan shows a central staircase with a downward arrow. To the left of the stairs is a large grey area with the text 'STAIRS' and 'THERE' below it. To the right of the stairs are three bedrooms and two storage areas. The bedrooms are labeled with their dimensions in feet and inches, and meters. The storage areas are labeled 'STORAGE'.

Room	Dimensions (ft x in)	Dimensions (m x m)
BEDROOM 1	16'2" x 14'2"	4.94m x 4.32m
BEDROOM 2	9'3" x 8'0"	2.82m x 2.43m
BEDROOM 3	12'5" x 8'0"	3.78m x 2.43m

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**Driveway**

Situated to the front of the property providing off street parking for multiple vehicles.

**Hallway**

Entrance door to front elevation, Stairs to first floor, Door to bathroom, Door to lounge, Carpet.

**Lounge**

Double glazed windows to front and rear elevation, Chimney breast with fire surround, Door to kitchen, Radiator, Carpet.

**Kitchen**

Double glazed window to rear elevation, Double glazed door to rear elevation, Range of wall and base unit with workspaces above, Sink drainer, Integrated fridge freezer, Integrated oven and hob with extractor fan, Under stairs storage cupboard, Combi boiler, Radiator, Tiled floor.

**Bathroom**

Located on the ground floor, Double glazed windows to front elevation, Panelled bath with shower over, Wash hand basin, Low level W/C, Radiator, Vinyl floor.

**Landing**

Double glazed window to rear elevation, Storage cupboard, Doors to rooms, Loft access, Carpet.

**Bedroom One**

Double glazed windows to front and rear elevations, Chimney breast, Storage cupboard, Radiator, Carpet.

**Bedroom Two**

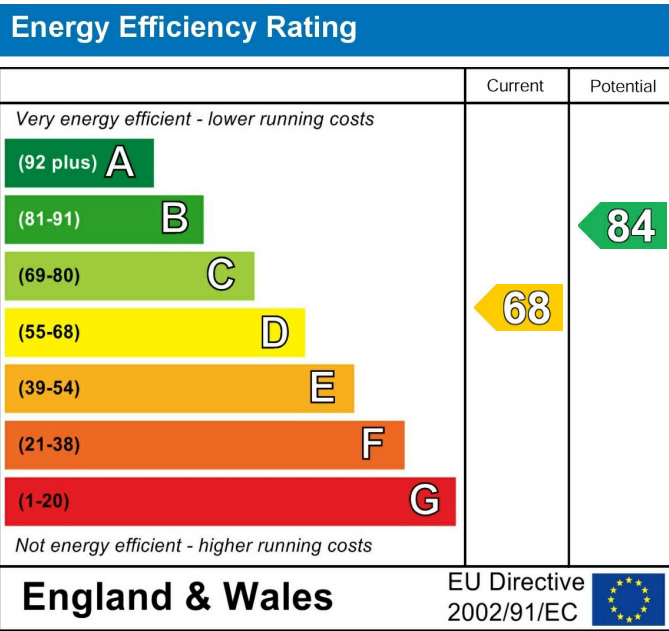
Double glazed window to front elevation, Chimney breast, Radiator, Carpet.

**Bedroom Three**

Double glazed window to rear elevation, Radiator, Carpet.

**Rear Garden**

Enclosed via fencing, Patio area, Lawn area, Flower borders with bushes and shrubs, Pathway to rear, Side access via gate.



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.



















