

HUNTERS[®]

HERE TO GET *you* THERE



3 North Devon Road

Fishponds, Bristol, BS16 2EX

Offers In The Region Of £425,000



Hunters Estate Agents - Fishponds Office are delighted to offer this distinctive and significant 1930's 3-bedroom home located within a lovely tree-lined road. This unique bay fronted home offers outstanding space and tremendous scope/potential for a range of cosmetic improvements and some refurbishment. Located along North Devon Road homes to buy in this exclusive locality are seldom available. A particular feature of the sale is the extensive rear garden with a south facing aspect and potential for parking/garaging (subject to the necessary planning/Building and local authority consents). This spacious home built in 1936 offers a lovely atmosphere and should appeal to professionals, DIY enthusiasts and growing families. This home is likely to appeal to those who wish to develop both the garden and house. This home is well placed to benefit from an ideal location close to Oldbury Court Estate parkland, Avanti Gardens school and within walking distance of the many eating and drinking high spots of thriving Fishponds centre. Hunters Exclusive - recommended viewing.



GROUND FLOOR

Paneled entrance door into..

HALL

Staircase to first floor with useful recess beneath, radiator, hardwood framed double glazed and frosted window to side, picture rail.

LOUNGE 16'1" x 11'9" (4.91m x 3.60m)

Dimension maximum overall into a double glazed bay window, built in gas fire (not used) radiator, picture rail.

DINING ROOM 15'6" x 10'9" (4.74m x 3.30m)

UPVC double glazed sliding patio doors onto the rear garden with pleasant outlook onto same, picture rail, radiator.

KITCHEN 14'9" 6'11" (4.51m 2.12m)

Fitted with a range of oak fronted wall, floor and drawer storage cupboards to incorporate a gas hob and double oven, space for washing machine, single drainer stainless steel sink unit with mixer taps over, rolled edged working surfaces, splash back tiling, double glazed window to side, space for fridge and dishwasher, tiled floor, radiator, UPVC double glazed door onto the rear garden.

FIRST FLOOR LANDING

Double glazed and frosted window to side, picture rail, access to roof space.

BEDROOM 1 16'2" x 10'10" (4.93m x 3.32m)

Maximum overall into a Double glazed bay window, radiator, picture rail.

BEDROOM 2 12'7" x 10'11" (3.85m x 3.35m)

Maximum overall into wardrobe recess, cupboard containing a Worcester combination gas fired boiler for domestic hot water and central heating, double glazed window to rear with elevated views onto the rear garden and beyond, radiator, picture rail.

BEDROOM 3 11'6" x 7'0" (3.51m x 2.14m)

Maximum overall into a double glazed bay window, radiator, picture rail.

BATHROOM 6'9" x 5'10" (2.08m x 1.78m)

White suite of paneled bath with mixer shower attachment over, pedestal wash basin and low level WC, vinyl floor covering, heated towel rail, double glazed and frosted window to rear.

EXTERIOR

HARDSTANDING SPACE

Directly in front of the property is a vehicle parking space on a brick laid hardstanding.

GARDEN

Arranged principally to the rear of the property the generous rear garden offers an initial timber decked surface extending onto 2 sections of lawn with central brick laid pathway widening to a patio area. Beyond here there is an ornamental pond, decorative covered border and additional hardstanding/patio with potential. Lean to store, brick laid pathway and pedestrian gate opens to the front of the property. At the head of the rear garden there is a brick laid hardstanding/patio which offers considerable potential for off street parking and/or garage space subject to the necessary local authority approvals.

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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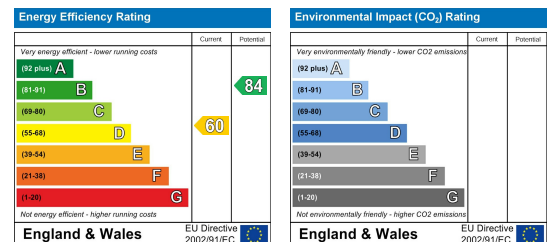
Area Map



Floor Plans



Energy Efficiency Graph



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