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41 Minehead Road, Bristol, BS4 1BP

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Offers In Excess Of £250,000

****NO ONWARD CHAIN****

Situated on Minehead Road in Bristol, this delightful 1930s house, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The family bathroom is conveniently located on the ground floor, ensuring ease of access for all. The property also boasts a driveway, providing parking for one vehicle.

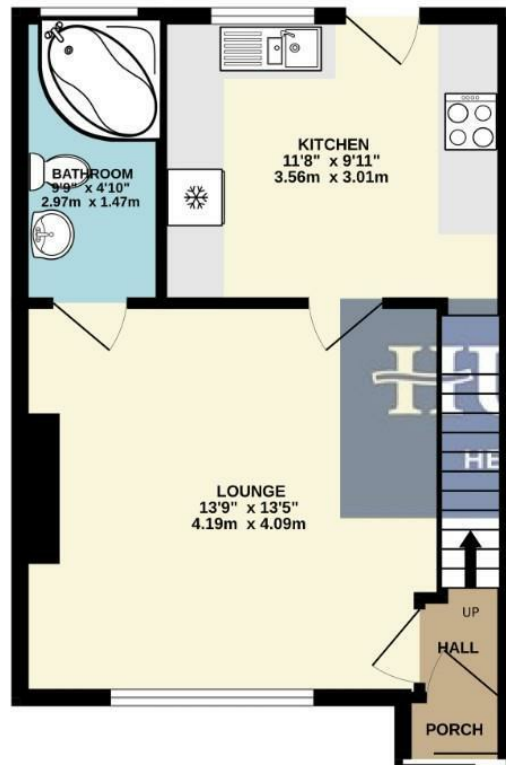
The property has a rear garden, complete with side access via a gate, offering a private outdoor space for gardening, play, or simply enjoying the fresh air.

With its great location in Bristol, this house is well-positioned for local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This property presents a fantastic opportunity to create lasting memories in a charming home.

Don't miss your chance to view this lovely home. Contact us to book your internal viewing on 0117 972 3948 or knowle.bristol@hunters.com

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

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

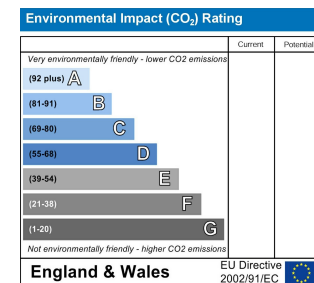
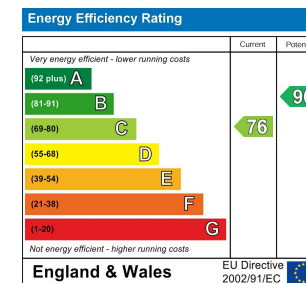


1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 807sq.ft. (75.0 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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Driveway

Situated to the front of the property providing off street parking for one vehicle.

Porch

Entrance Hall

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

Lounge

Double glazed window to front elevation, Chimney breast, Door to Bathroom, Door to kitchen, Radiator, Floorboards.

Kitchen

Double glazed window to rear elevation, Double glazed door to garden, Range of wall and base units with work surfaces above, Sink drainer, Space for upright fridge freezer, Plumbing for washing machine, Space for cooker, Extractor fan, Radiator, Vinyl floor.

Bathroom

Double glazed window to rear elevation, Corner bath with shower over, Wash hand basin, Low level W/C, Vinyl floor.

Landing

Doors to rooms, Carpet.

Bedroom One

Double glazed window to front elevation, Chimney breast, Door to walk in storage cupboard, Radiator, Carpet.

Walk in Storage Cupboard

Situated off Bedroom One, Double glazed window to front elevation, Cupboards with shelving, Combi boiler, Carpet.

Bedroom Two

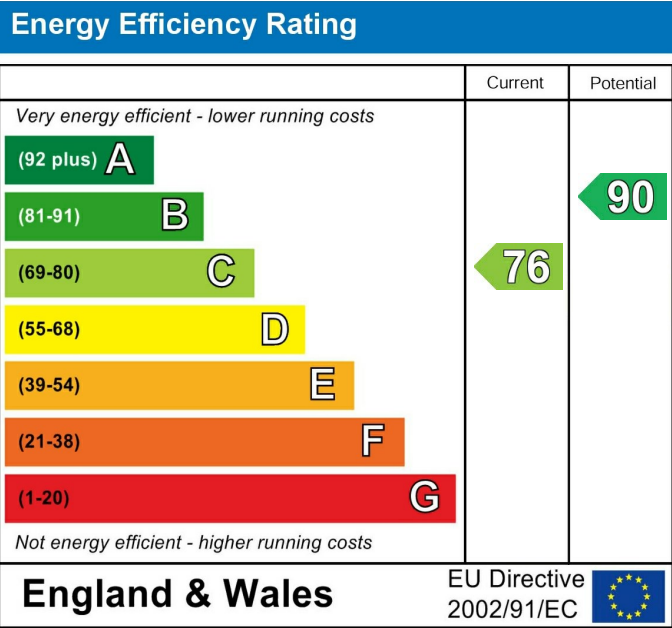
Double glazed window to rear elevation, Chimney breast, Radiator, Carpet.

Bedroom Three

Double glazed window to rear elevation, Carpet.

Rear Garden

Enclosed via fencing and brick walls, Patio area, Lawn, Pathway leading to rear, Shed, Gate providing side access.



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.



