



10 Exmouth Road
Knowle, Bristol, BS4 1BA
Asking Price £300,000



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*** NO CHAIN ***

Matthews and Co are pleased to present this well-appointed 3-bedroom property located in Knowle, near Broad Walk Shopping Centre. It is within walking distance of local primary and secondary schools, as well as bus routes to the City Centre.

This wonderful home features a hallway, a lounge, a kitchen/dining room, and a downstairs WC on the ground floor. The first floor consists of three spacious bedrooms and a shower room. In addition, the house includes a boarded loft that is fully insulated and fitted with a Velux window, making it an ideal space ready for a home office.

The rear garden is generously sized and enjoys a sunny aspect, complete with a garage, greenhouse, and ample lawn space. To the front, there is a driveway suitable for two vehicles, along with flower beds.

Call today to arrange a viewing.

Hallway
6'3" x 5'4" (1.93 x 1.65)

Lounge
15'10" x 12'11" (4.84 x 3.94)

Kitchen/dining room
15'10" x 7'8" (4.84 x 2.34)

Downstairs wc
4'0" x 2'7" (1.22 x 0.81)

Rear lobby
3'3" x 3'4" (1.01 x 1.04)





Landing
6'9" x 6'6" (2.07 x 1.99)

Shower room
6'10" x 4'4" (2.09 x 1.33)

Bed 1
12'11" x 11'2" (3.94 x 3.41)

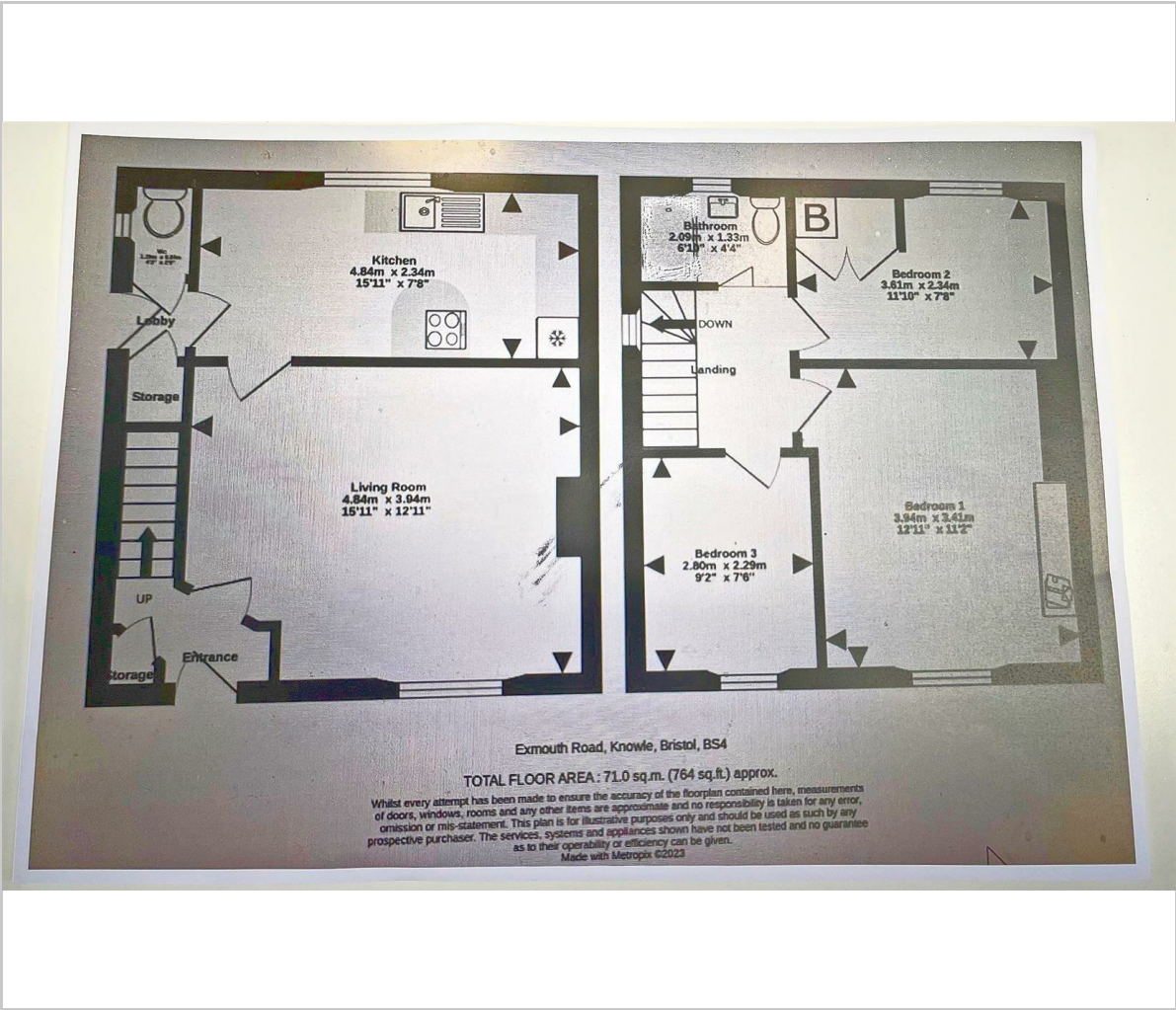
Bed 2
11'10" x 7'8" (3.61 x 2.34)

Bed 3
9'2" x 7'6" (2.80 x 2.29)

Garage
15'11" x 8'3" (4.87 x 2.52)



Floor Plan



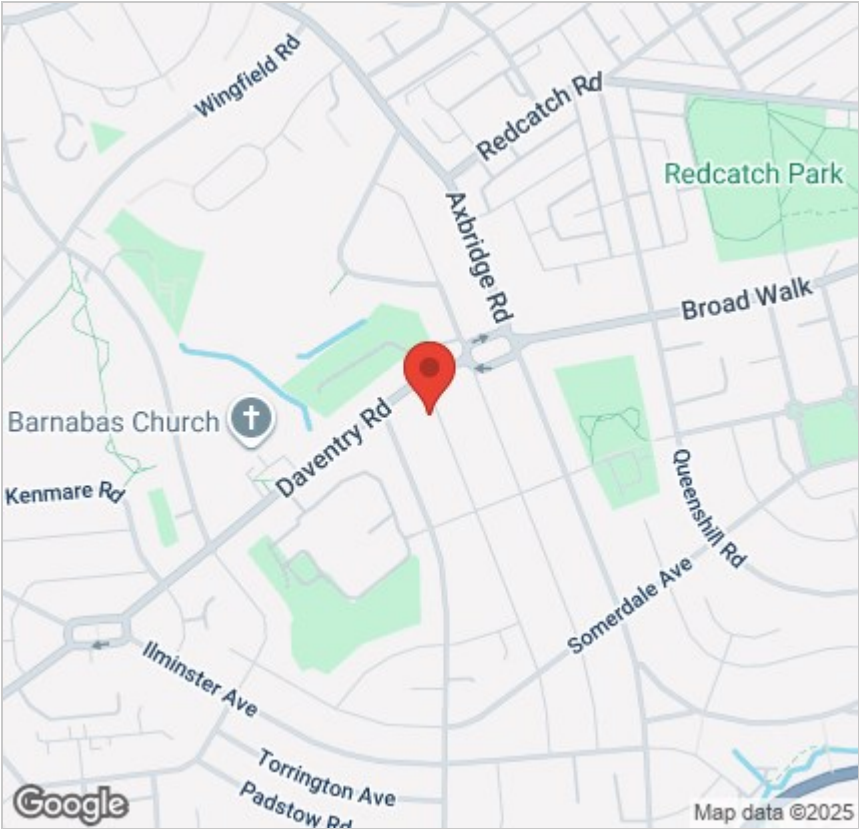
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

