



HUNTERS®

HERE TO GET *you* THERE

138 Devon Road, Bristol, BS5 6ED

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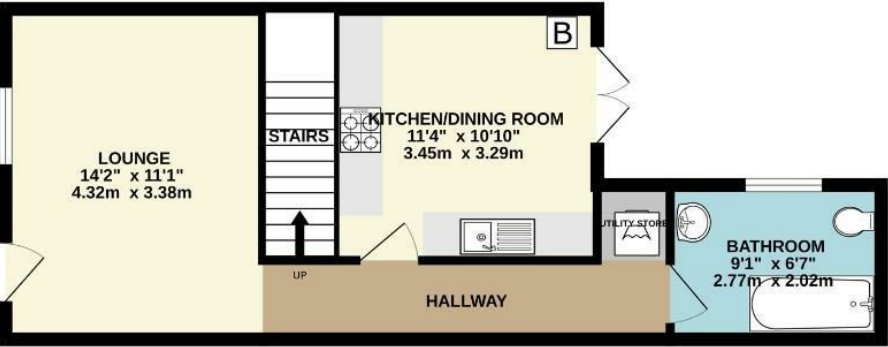
£365,000

****Two-Bedroom Home with A Study**** in Prime Bristol Location...Perfectly positioned between Greenbank and Easton, and just steps from Whitehall, this colourful period property puts you right in the heart of one of BS5's most vibrant communities. Enjoy the area's independent cafés, shops, and excellent transport links right on your doorstep. Inside, the home offers far more space than you'd expect. A bright and generous lounge flows into an upcycled kitchen-diner, opening directly onto a beautifully established private garden – ideal for relaxing or entertaining. The bathroom sits beside a clever separate utility area, while upstairs you'll find two comfortable double bedrooms plus a versatile additional room – perfect as a home office, dressing room, or even future en-suite. This recently improved and cheerful home is a must-see. Contact us today to arrange a viewing.

- Easton Greenbank Borders
- 82 Square Meters, EPC C
- Lovely Condition with Recent Improvements
- Kitchen Diner with French Doors
- Two Generous Double Bedrooms
- Dressing Room/Study
- Pretty Well Established Garden
- Cycle Track & Train Station Nearby
- Colourful Period Terrace
- City Skyline View

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GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		87	(81-91) B	87	
(69-80) C	71		(69-80) C	73	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

FRONT DOOR

Upvc door opening into

LOUNGE

11'1" x 14'9"

Double glazed window to front, wall mounted fire, radiator, cupboard housing wall mounted meters, new wood effect laminate flooring flowing into hallway, doorway into

HALLWAY

Stairs to the left leading to first floor landing, and doors to

KITCHEN DINER

11'3" x 10'9"

Upcycled wall and base units with work surface over, sink and drainer, tiled splash backs, space for oven, integrated fridge and freezer, wall mounted Vaillant combination boiler for heating, ample space for table and chairs, double glazed wood framed French doors to rear garden

UTILITY STORE

Space and plumbing for washing machine with shelving above for laundry storage, doorway into

BATHROOM

9'1" x 6'7"

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled walls, radiator, obscure glazed window to side

STAIRS

With new quality soft carpet flowing onto first floor landing and into bedrooms, doors to

BEDROOM ONE

14'0" x 11'1"

Newly decorated with wall paneling. Double glazed window to front with lovely city skyline views, radiator, built in storage cupboard

BEDROOM TWO

11'3" x 14'0"

Double glazed window to rear, radiator, built in storage cupboard, door and step down to

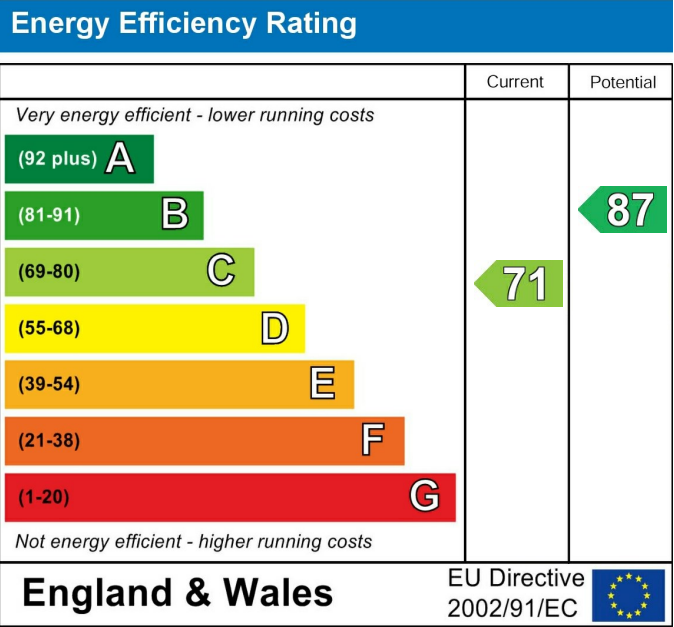
DRESSING ROOM/STUDY

12'1" x 6'1"

Versatile room that could be used as a nursery or turned into an en-suite. Double glazed window to rear, radiator

GARDEN

Patio storage area beside the house leading to lawn and flower beds with mature plants



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.



