



- A double fronted end of terrace home
- Immaculately presented throughout
- Spacious lounge with a dual aspect
- Large kitchen/dining room with doors to the garden
- Main bedroom with en suite shower room
- Well presented family bathroom



'A modern double fronted end of terrace home presented in excellent order and enjoys a private garden and garage!'

Situated on the Bovis Homes built development within the village of Paulton lies this three bedroom end of terrace home which offers really spacious living accommodation and a lovely position within the development. Upon entering the property there is a welcoming entrance hall with doors to all ground floor accommodation and stairs to the first floor. The lounge has a light and bright feel with a dual aspect and there is a spacious kitchen/dining room with French doors to the garden. Also on the ground floor is utility room with a wc. On the first floor all three bedrooms are a very good size with main bedroom benefitting from an en suite shower room. There is also a lovely family bathroom. GCH and double glazing. Externally the property enjoys a level, private garden with a South Westerly aspect and there is a gate leading out to a single garage.

Agents Note: The property is Freehold and subject to a management charge for the development of £94.11. The garage is located beneath a neighbouring coach house and is therefore leasehold and a charge of £52.17 is applicable.

This modern village development was constructed by Bovis Homes and is an ideal commuter base for both Bath and Bristol. Paulton itself offers a well regarded Primary School, swimming pool, Co-op and doctors and dental surgeries to name just a few of its handy amenities. Countryside walks are accessible from the bottom of the development.

Tenure: Freehold **Council Tax Band:** C





Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.