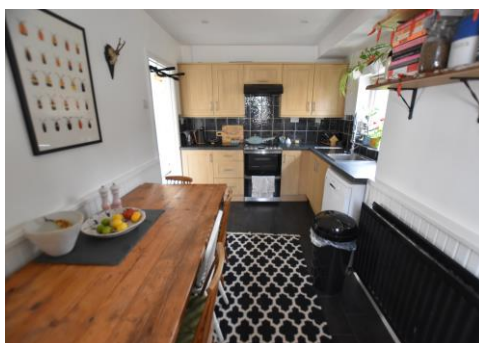




- A spacious four bedroom semi detached home
- Plenty of potential to enlarge the property if so desired (STPP)
- Good size lounge and kitchen/dining room
- Large sunny rear garden looking on to fields
- Easy driveway parking for at least two vehicles
- Offered for sale with no onward chain



'There is plenty of space on offer with this semi detached home and there is a huge amount of scope to extend further if so desired (subject to the correct permissions)!' This four bedroom semi detached village home is offered for sale with no onward chain and also has huge potential to extend the property further to either the side or rear subject to the necessary permission being obtained. The accommodation has an entrance hall with stairs rising to the first floor and the door leading into a well presented and generous size lounge with French doors to the garden. There is a pleasant kitchen/dining room and the bathroom is located on the ground floor at the rear of the property. On the first floor there are four bedrooms with the rear bedroom enjoying a view out over open countryside. GCH and double glazing. The front of the property provides off street, private parking for two/three vehicles. At the rear there is a large and private garden, laid mainly to lawn which extends to the side of the where many others on the road have looked to extend. The garden has a southerly aspect enjoying the afternoon sun and backs out onto open fields and countryside. Set in a village location with countryside and open spaces being easily accessible, Paulton offers a range of general amenities on offer that are within easy walking distance and for those needing to commute, both Bath and Bristol are within 30 minutes drive and also accessible via regular public transport.

**Tenure:** Freehold

**Council Tax Band:** B



### GROUND FLOOR

APPROX. 39.2 SQ. METRES (421.6 SQ. FEET)



### FIRST FLOOR

APPROX. 36.2 SQ. METRES (389.6 SQ. FEET)



TOTAL AREA: APPROX. 75.4 SQ. METRES (811.3 SQ. FEET)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 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](mailto: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.