



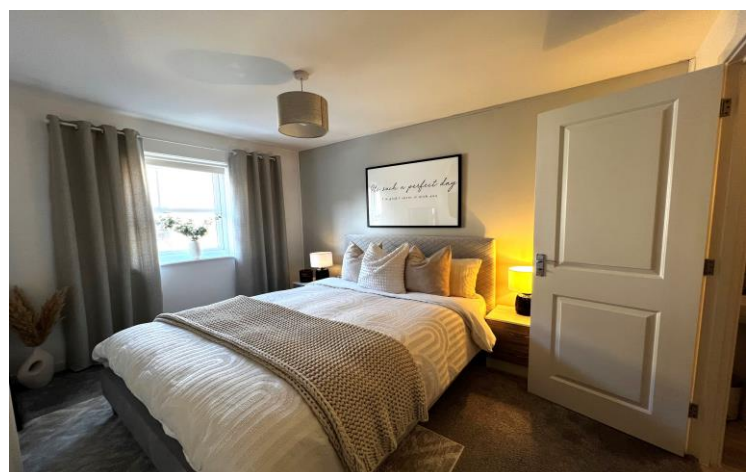
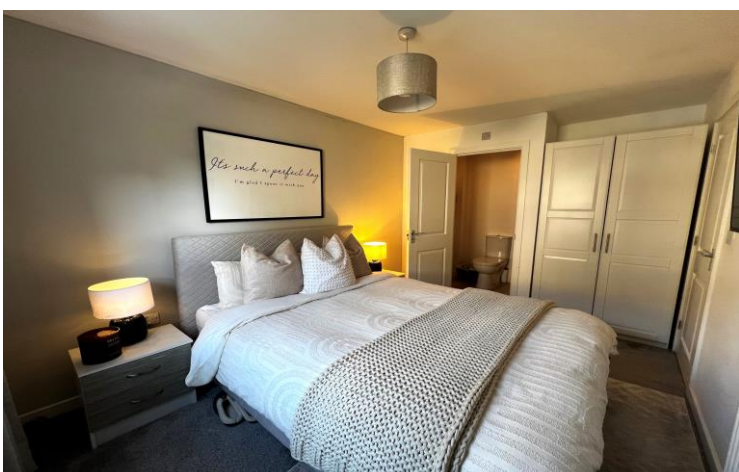
- A must view!
- Beautifully presented
- Garage and parking for 2 cars
- Modern and ready to move into
- Landscaped rear garden
- En suite

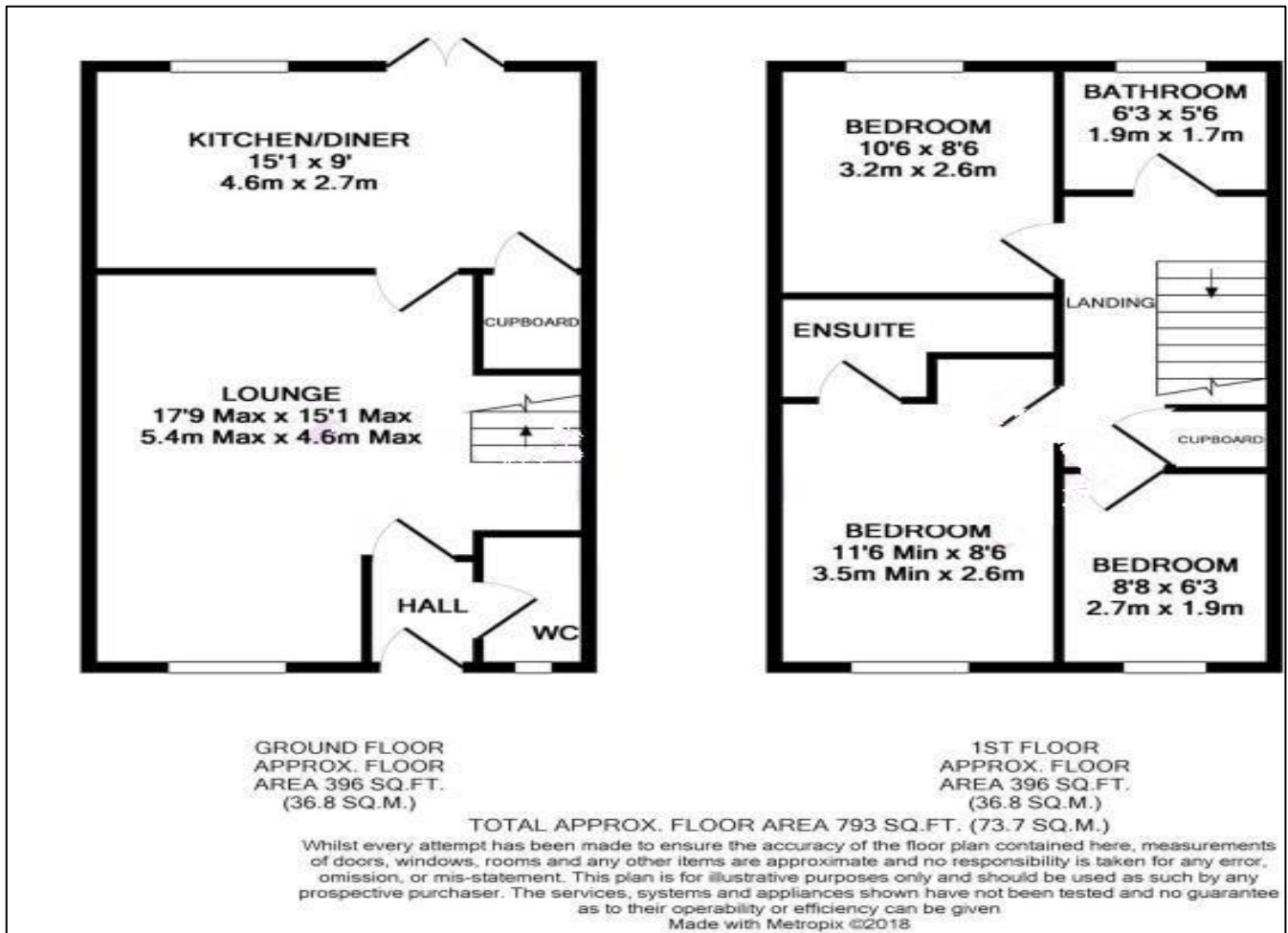


This home is just beautiful! Viewing is a must. If you are looking for a home that can be occupied without any fuss then this could be the one for you! Situated on the Barratt Homes built development in the village of Paulton, this three bedroom end of terraced home is one to viewed to be appreciated. The accommodation comprises entrance hall with doors into both the lounge and the handy wc. The lounge is a lovely size and has the stairs to the first floor. A beautifully presented kitchen/dining room then stretches across the rear with French doors opening onto the garden. On the first floor there are three nicely proportioned bedrooms with an en suite shower room off the main bedroom and there is a tasteful family bathroom. GCH and double glazing. Externally the property has a fully enclosed rear garden that has recently been landscaped by the current owners and is laid to paving creating two lovely seating areas and there is a section laid to artificial turf with raised planters to the surrounds. A rear gate leads out to a single garage and easy convenient parking. Positioned towards the rear of the development, the property is only a five minute walk to the village centre where a good selection of shops and services can be accessed. There is also a popular primary school and swimming pool just a ten minute walk from the house. Bath city centre is just nine miles and Bristol city centre is fourteen miles making this a great commuter base. Agents Note: The property is subject to an annual service charge payable in two instalments of £74.63.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.