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Brookside

Paulton, Bristol BS39 7YT

£279,950



- A two bedroom semi detached bungalow
- Presented in good condition internally
- Well extended kitchen/dining room
- Light and bright lounge leading into conservatory
- South west facing garden
- Garage and driveway parking
- Well served village with amenities
- Offered for sale with no chain







'This bungalow just fits the bill...extended to create a dining room, modern shower room and a level, manageable plot with a south westerly aspect all set in a well served village!'

This well presented two bedroom semi detached bungalow has been well extended and now ticks a lot of boxes for those looking for a well appointed bungalow that is in good order. The property has an entrance porch leading into the hallway. The lounge is a generous size and has a sliding door opening out to a light and bright conservatory. The kitchen has ample units and worktop space and leads through to the dining room extension again with further doors to the garden. The property has two double bedrooms and a well fitted shower room. The property has plenty of storage, GCH and double glazing. Externally the front garden is laid to chippings for ease of maintenance and there is a side driveway for two/three cars in front of the garage with an electric roller door. At the rear there is a lovely sized garden with a sunny South Westerly aspect which is laid to patio and lawn. Offered for sale with no chain.

The property is situated in a pleasant part of the village which is within reasonable walking distance of the village centre and public transport connections. The village has a full range of general services including doctors, dentists, cafe, school and swimming pool to name just a few and Bath and Bristol are within 30 minutes drive.

Tenure: Freehold Council Tax Band: C

















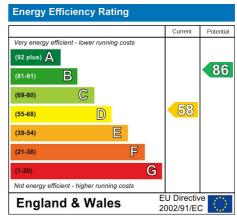
Conservatory 3.2sm x 2.65m (107" x 88") Living Room 3.47m x 2.55m (123" x 94") | Conservatory 3.2sm x 2.65m (107" x 82") | Conservatory 3.2sm x 2.65m (123" x 94") | Conservatory 3.2sm x 2.65m (123" x 94") | Conservatory 3.2sm x 2.45m (123" x 94") | Conservatory 3.2sm x 2.4sm (123" x 94") | Conservatory 3.sm x 2.4sm (123" x 94") | Conservatory 3.sm x 2.4sm (123

Ground Floor

Total area: approx. 91.3 sq. metres (982.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan measurements of above, surfows rooms and any other items are approximate and no responsibility is taken for any error, ommission or mis-statement. This plan for flustration purposes only and should be used as such by the prospective purchase. Given a processing the purchase of the processing of the purchase of the purc





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.