



Brummel Way, Paulton, BS39 7XF

£315,000

- Energy Rating - C
- Council Tax Band - C
- Garage & Driveway
- Good Size Garden
- Viewings Highly Recommended
- Tenure - Freehold
- Three Bedrooms
- Commuting Distance To Bristol & Bath
- 3D INTERACTIVE TOUR
- Well Presented Throughout

A well presented family home located in a sought after area of Paulton. Barons are delighted to introduce to the market this three bedroom semi detached with garage & driveway, close to all local amenities, outstanding schools and close commuting distance to the City of Bath & Bristol. The property comprises of a bright and airy living room, dining room and a fitted modern kitchen. On the first floor you are greeted with three bedrooms and a family bathroom. The property further benefits from gas central heating, UPVC double glazing, driveway parking for several vehicles leading to a garage with additional storage building to the rear. The rear garden is fully enclosed and laid mostly to lawn. Viewings are highly recommended, so call Barons today to arrange your viewing on 01761 411411

Kitchen 10'2" x 7'4" (3.12 x 2.25)

Living Room 13'3" x 12'3" (4.05 x 3.74)

Dining Room 10'3" x 8'2" (3.13 x 2.49)

Bedroom One 9'2" x 9'1" (2.79m x 2.77m)
Maximum

Bedroom Two 13'3" x 9'2" (4.05 x 2.81)

Bedroom Three 9'11" x 6'7" (3.04 x 2.03)

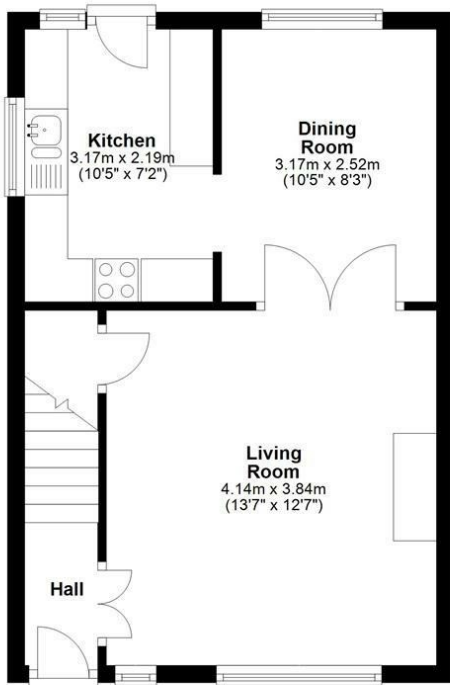
Bathroom 6'3" x 6'3" (1.92 x 1.91)





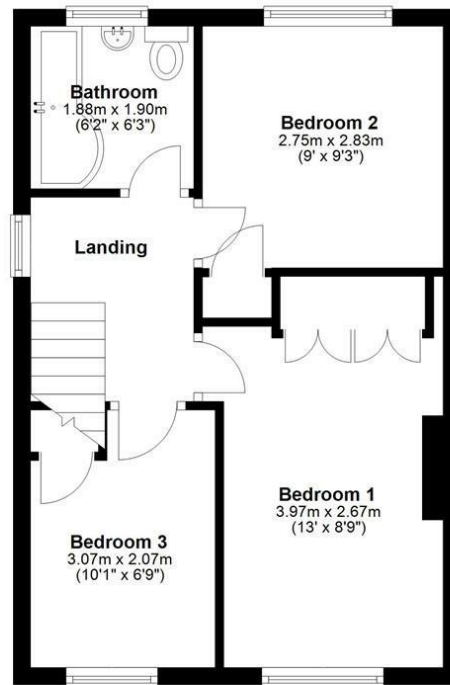
Ground Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



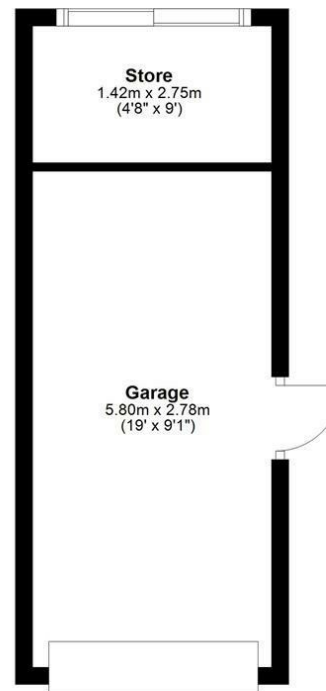
First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



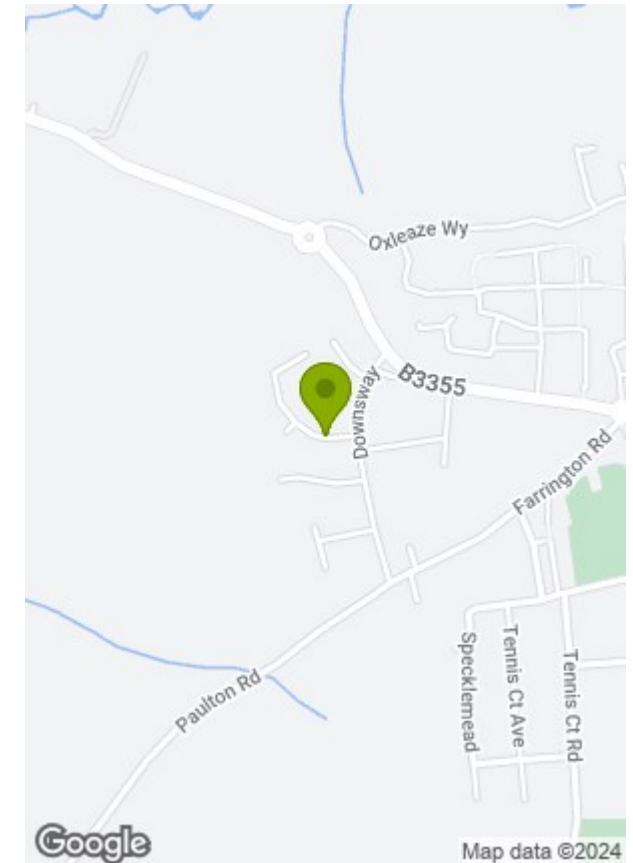
Outbuilding

Approx. 20.3 sq. metres (218.6 sq. feet)



Total area: approx. 91.7 sq. metres (987.0 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.