



**Gregorys Tynning, Paulton, Bristol, BS39 7PW**

**£325,000**

- Close Communing Distance • Energy Rating - TBC to Bristol
- Spacious Family Home
- 3D Interactive Tour
- Parking & Garage
- No Onward Sales Chain
- Tenure -Freehold
- Council Tax - C
- Viewings Recommended
- Enclosed Rear Garden

Barons welcomes to the market this three-bedroom semi-detached family home, situated in a Cul-De-Sac location in Paulton. Close to local amenities and excellent transport links via bus routes to neighbouring towns and villages, commuting distance to Bristol & Bath. The property comprises a kitchen, a bright and airy living room, Dining room, through into and spacious conservatory. Ascending to the first floor, you'll find three generously sized bedrooms and a family bathroom. The property benefits from gas central heating, UPVc double glazing. VIEWINGS are Highly recommended so call Barons today on 01761 411411.

**Living Room 13'3" x 12'1" (4.04m x 3.68m)**

**Living Room 8'7" x 7'5" (2.62m x 2.26m)**

**Kitchen 9'00" x 7'10" (2.74m x 2.39m)**

**Utility Room 13'8" x 8'2" (4.17m x 2.49m)**

**Bathroom 7'4" x 5'5" (2.24m x 1.65m)**

**Bedroom 1 9'5" x 9'0" (2.87m x 2.74m)**

**Bedroom 2 11'0" x 8'5" (3.35m x 2.57m)**

**Bedroom 3 8'0" x 8'3 (2.44m x 2.44m0.91m)**

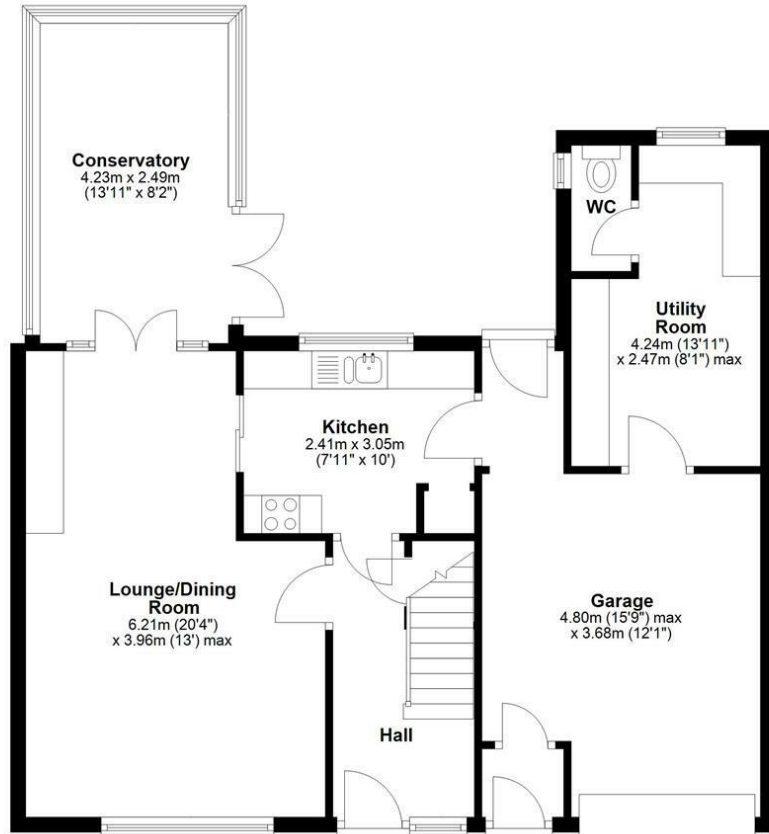
**Garage 16'0" x 12'2" (4.88m x 3.71m)**





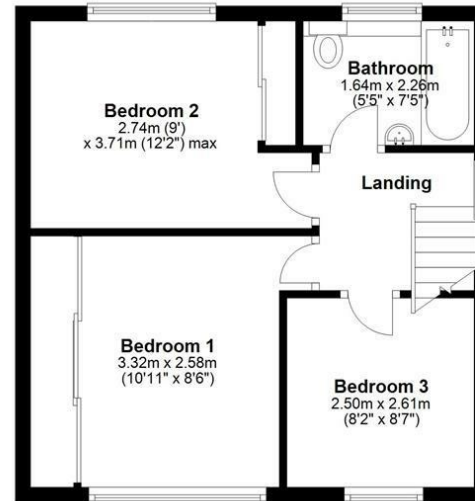
**Ground Floor**

Approx. 78.5 sq. metres (844.8 sq. feet)



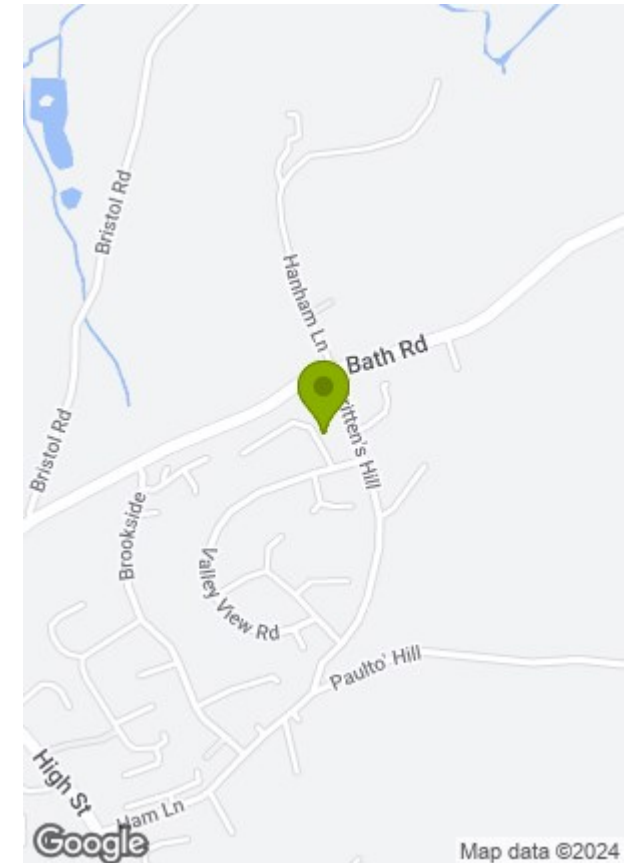
**First Floor**

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 115.6 sq. metres (1243.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
		<b>66</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.