



- No onwards sales chain!
- 1950s style bungalow
- Fantastic sized plot
- Three great sized bedrooms
- Well serviced village of Paulton
- Near public transport links



'A detached bungalow presented in immaculate order and within walking distance of the village amenities, services and transport connections!' Having had only one owner since its construction in the mid 1950's, this three-bedroom detached bungalow is in lovely order throughout having been very well cared for over the years.

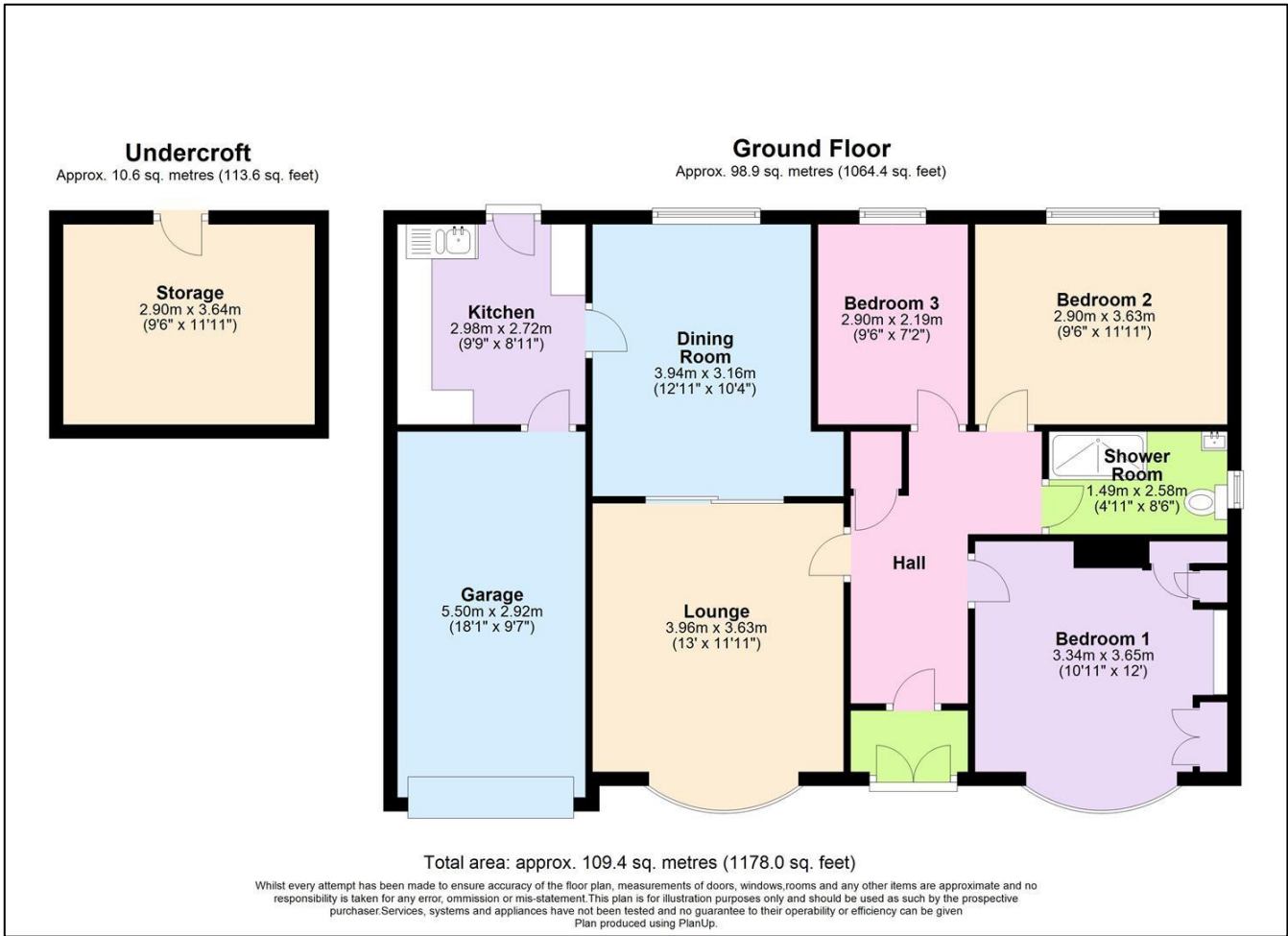
The accommodation comprises an entrance lobby leading into a large hallway. There is a light and airy, bay fronted lounge leading into a spacious dining area. Separate, well fitted kitchen with door into the garage and also door to the garden. The property enjoys three well proportioned double bedrooms and a modern, updated shower room. GCH and double glazing. Offered for sale with no onward sales chain. Externally there is a lawned front garden, gated driveway and single garage with up and over door all enclosed by a low level wall. At the rear there is generous sized garden laid to a combination of lawn and shingle and there is access into an undercroft, perfect for garden storage. 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:** D







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	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.