



- A mature three bedroom semi detached home
- Set in a popular residential area of the village
- Lounge/dining room and compact kitchen
- Sunny, well maintained garden
- Garage and driveway parking
- Easy access to open countryside and fields



'The village of Paulton proves to be a great commuter base for many with easy access to both Bath & Bristol yet the village has plenty of handy amenities close by!'

This mature three bedroom semi detached home is set in a popular part of the village with access to countryside walks and fields close by. The property is set in an elevated position and enjoys accommodation comprising; entrance hallway with the stairs rising to the first floor and doors to both lounge and kitchen. The lounge/dining room is light and bright and has a pleasant outlook from the front window and sliding doors onto the garden. The kitchen is compact but could potentially be opened up with the dining area and there is a door into a side lobby and access to the garden. On the first floor there are three bedrooms and a modern, recently updated family bathroom with rainfall shower over. GCH and double glazing.

The front of the property is tiered and has both a gravelled level perfect for pots and also a further tier laid to lawn outside of the front window. There are steps to the front door and a sloped driveway in front of a single garage. At the rear there is a perfectly manageable garden with well maintained lawn, seating area and a shed. The back garden enjoys a sunny aspect enjoying the sun most of the day.

Gregorys Tynning is on the doorstep of open countryside yet Bath city centre is ten miles and Bristol city centre is fourteen miles, so this home is perfect for a sensible commute. Paulton village is well served and provides a primary school, swimming pool, doctors, dentist and vets, a variety of shops and an expansive village park.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
92+	A		
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55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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