



- A super two bedroom mid terrace home
- Spacious lounge/dining room with stairs to the first floor
- Light and bright kitchen and ground floor shower room
- Two first floor double bedrooms and family bathroom
- Garage and easy maintainable garden
- Excellent location for those needing to commute



'A super terraced cottage, immaculately and tastefully presented and with both a ground floor shower room and a first-floor bathroom!'

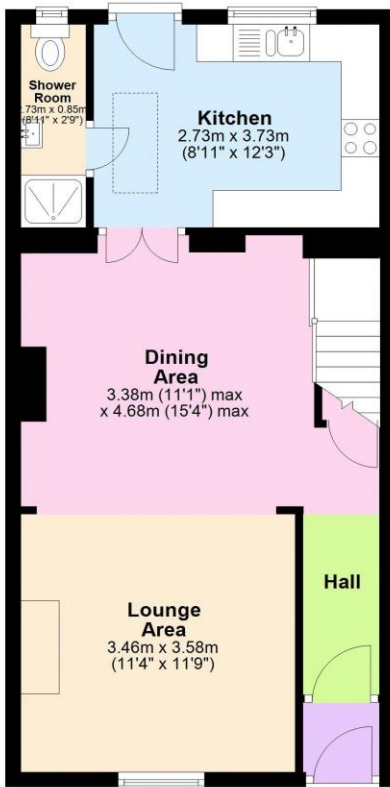
This two-bedroom terraced cottage is one to be viewed to be fully appreciated, offering good size accommodation which enjoys a modern and contemporary finish throughout. As you enter the property there is a hallway which leads through into the open plan lounge/dining room which has been opened up to create a light and bright social space with attractive fireplaces and the stairs to the first floor. Double doors lead through to an attractive, recently fitted kitchen with velux windows and there is a ground floor shower room. On the first floor there are two large double bedrooms and the bathroom is now located on the first floor and is a very generous size. GCH and double glazing. Externally the property has a low maintenance front garden and pathway leading up to the front door. A shared vehicular access serves the terrace and leads to a garage with power supply and has been re-rendered. Beyond the garage is an easily maintainable, enclosed garden area, laid to paving and decorative stone. The property is handily placed, centrally within the village of Paulton and is within easy walking distance of all amenities including the shop and school. Within a few minutes walk open countryside can also be reached. For those looking for a greater range of services and amenities, the town of Midsomer Norton is approx 2 miles away and the cities of Bath and Bristol within daily commuting distance.

Tenure: Freehold. **Council Tax Band:** B



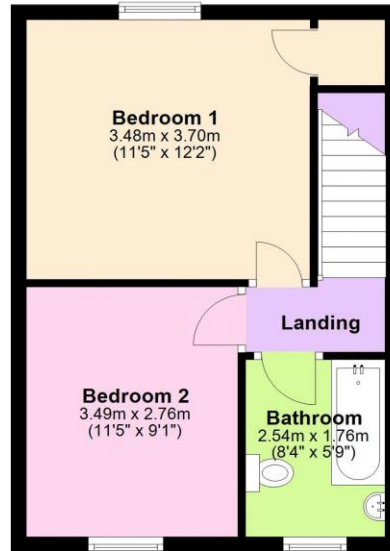
Ground Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



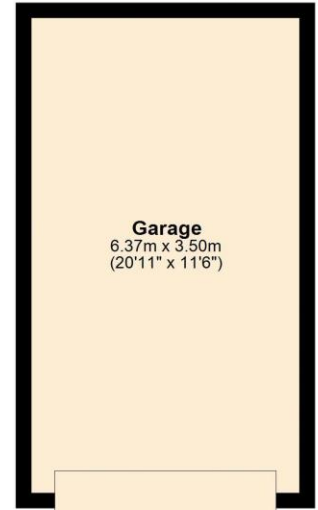
First Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



Outbuilding

Approx. 22.3 sq. metres (240.0 sq. feet)



Total area: approx. 101.0 sq. metres (1087.0 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.

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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

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.