



- A three bedroom double fronted end of terrace home
- Immaculately presented throughout
- Spacious lounge with a dual aspect
- Large kitchen/dining room with doors to the garden
- Main bedroom with en suite shower room
- South West facing rear garden, garage and parking



***'A modern double fronted end of terrace home presented in excellent order and enjoys a private garden and garage!'***

Situated on the Bovis Homes built development within the village of Paulton lies this three bedroom end of terrace home which offers really spacious living accommodation and a lovely position within the development. Upon entering the property there is a welcoming entrance hall with doors to all ground floor accommodation and stairs to the first floor. The lounge has a light and bright feel with a dual aspect and there is a spacious kitchen/dining room with French doors to the garden. Also on the ground floor is utility room with a wc. On the first floor all three bedrooms are a very good size with main bedroom benefitting from an en suite shower room. There is also a lovely family bathroom. GCH and double glazing. Externally the property enjoys a level, private garden with a South Westerly aspect and there is a gate leading out to a single garage.

Agents Note: The property is Freehold and subject to a management charge for the development of £94.11. The garage is located beneath a neighbouring coach house and is therefore leasehold and a charge of £52.17 is applicable.

This modern village development was constructed by Bovis Homes and is an ideal commuter base for both Bath and Bristol. Paulton itself offers a well regarded Primary School, swimming pool, Co-op and doctors and dental surgeries to name just a few of its handy amenities. Countryside walks are accessible from the bottom of the development.

**Tenure:** Freehold      **Council Tax Band:** C







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69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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