



- A two bedroom coach house
- Nicely presented in good order
- Open plan lounge/dining/kitchen
- Two double bedrooms
- Modern well fitted bathroom
- Garage and parking space



'This would make a great first time buy and still has a smart and modern finish throughout!'

This two bedroom coach house is situated on the fringe of the modern Bovis Homes built development within the village of Paulton. Upon entering the property there is a staircase leading to the first floor where there is an open plan lounge/dining/kitchen with a handy storage cupboard. The property enjoys two double bedrooms with fitted wardrobes to the main bedroom and there is a tasteful modern bathroom with shower over the bath. The property has gas central heating and is double glazed. The property has a single garage beneath the coach house which can be accessed via the property itself and to the rear is a utility area housing the boiler and plumbing for the washing machine. Parking space to the front.

Paper Lane forms part of the Bovis Homes development centrally located within the village of Paulton. The village works well for either local buyers or those migrating from the neighbouring cities as the commute on a daily basis is easily manageable. For convenience the village shops and amenities are within walking distance as is the park, schools and swimming pool.

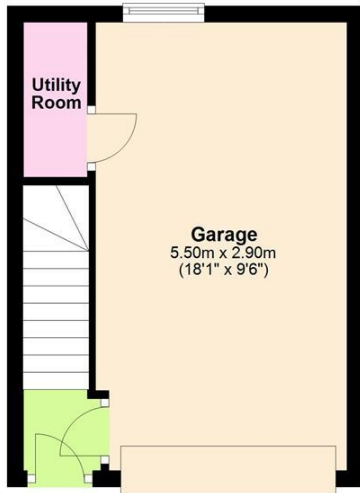
The property is currently Leasehold with the remainder of its 150 year lease formed in 2012. The property will be subject to a management charge of - £852 per annum and ground rent of £372 per annum.

Tenure: Leasehold
Council Tax Band: B



Ground Floor

Approx. 22.3 sq. metres (240.1 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 75.5 sq. metres (812.7 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.