



- A mature, 1930's three bedroom semi detached home
- Spacious lounge/dining room and compact kitchen
- Three nice size bedrooms and family bathroom
- Well maintained, sunny rear garden
- Driveway parking for two cars side by side
- Excellent commuter links to the A37 & A39



'A mature 1930's built semi detached home that has been impeccably kept and enjoys a well maintained, sunny rear garden!'

This attractive three bedroom semi detached home built in the 1930's is offered for sale for the first time in almost 60 years and has been beautifully maintained by its owners over this period and presents itself as a fantastic family home. The property enjoys accommodation comprising a spacious entrance hallway with storage, doors to the lounge and kitchen and the stairs rising to the first floor. There is an open plan lounge dining room, compact but well fitted kitchen and to the rear a spacious conservatory which overlooks the garden.

On the first floor there is a large landing, three bedrooms (two double bedrooms and a single bedroom) and a family bathroom. The property has gas central heating and is double glazed. The property has potential to extend to the rear, subject to the necessary permissions being sought and obtained.

Externally the property has off street parking available for at least two vehicles side by side and a handful of steps which rise to the canopied front door. At the rear there is a sunny and private garden that is a good size and offers lawn with flower borders, vegetable plots and a garden shed. Side access pathway and gate.

The property is conveniently located within the village of Paulton. The village is well served with lots of handy amenities within walking distance including the school, swimming pool, convenience store with post office to name just a few. Bath & Bristol are both within approx 30 minutes drive.





Approximate total area⁽¹⁾
1046.46 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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81-91	B		
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55-68	D	63 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.