



- A three bedroom detached home in a tucked away location
- Rural location with countryside views
- Lounge/dining room and updated kitchen
- Recently replaced bathroom and generous sized bedrooms
- Enclosed, private rear garden, garage and driveway
- Easy access to open fields and countryside



'It's all about the rural village setting with this three bedroom detached home which is tucked away at the head of a no through lane and enjoys lovely views from the front and the rear!'

Located in a quiet, rural position away from passing traffic, lies this three bedroom detached home which enjoys a pleasant view from both the front and rear across neighbouring open fields and countryside. The accommodation comprises entrance hallway with stairs to the first floor, lounge with open fire and this leads through to a dining room with double doors into a light and bright conservatory. The kitchen has been recently replaced although some cosmetic finishing is required and there is a utility room with door into the garage and a ground floor wc. On the first floor there are three nicely proportioned bedrooms and again the bathroom has been replaced but requires some finishing touches. GCH and double glazing.

Externally the property is approached via a single lane track serving a handful of properties and leads to a single garage and parking for two/three vehicles. At the rear there is a fully enclosed garden laid to a combination of patio, lawn and a decked seating area.

Brittens is a small clutch of property situated on the outskirts of the village and is only eight miles from Bath city centre and Bristol city centre is twelve miles. The village of Paulton provides a fantastic range of shops and services including a popular primary school, swimming pool, co-operative store, doctors, dentist and vets.

Tenure: Freehold

Council Tax Band: D





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Score	Energy rating	Current	Potential
92+	A		
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55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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