



- An impressive three storey town house close to open countryside
- Feature kitchen dining room with patio doors onto garden
- First floor lounge with a sunny aspect and Juliet balcony
- Three very good sized bedrooms, master ensuite
- Family bathroom with shower over bath, gas central heating
- Fully enclosed garden to rear and convenient allocated parking



"An impressive three storey town house situated on the edge of a popular modern development overlooking mature trees and grassland".

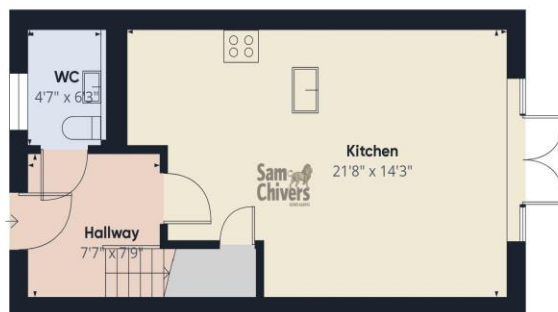
The accommodation comprises entrance hallway, cloakroom, feature kitchen dining room and area for sofa with patio doors leading onto the sunny private garden. On the first floor there is the principal lounge with Juliet balcony which could be used as a large double bedroom if required. There is also a single bedroom and family bathroom on this level. On the second floor the master bedroom can be found with en-suite shower room and second double bedroom with a lovely view. Outside there is a shrub garden to front. To rear there is a fully enclosed and sunny garden with artificial lawn and flower planter. Gated access leads onto a pathway which in turn leads to a private drive for two cars immediately to the rear of the property. The sellers are suited and ready to move.

This house is located on the edge of this modern development and so enjoys an open aspect to front. Paulton village is extremely well served boasting a very good primary school, swimming pool, doctors, dentist, vets and community hospital. There are a nice selection of shops central to the village. Nine miles from Bath city centre and twelve miles from Bristol city centre.

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







Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1094.24 ft<sup>2</sup>

(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.

GIRAFFE360

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



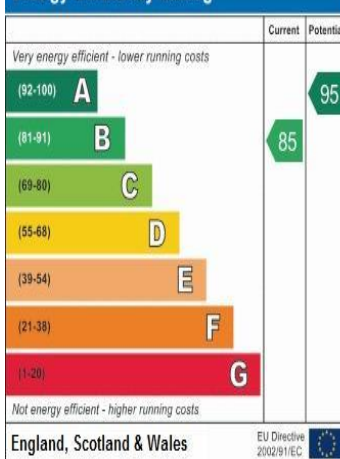
Facebook: Sam Chivers Estate Agents



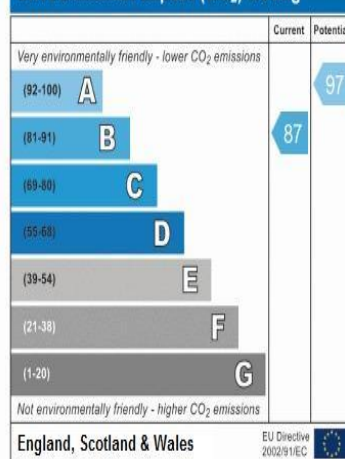
Instagram: @samchiversestateagents

rightmove  Zoopla

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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](mailto: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.