



- A modern and well presented two bedroom mid terrace home
- Open plan lounge/kitchen and dining area with doors to the garden
- Handy ground floor cloakroom/wc
- Fully enclosed and private rear garden. Parking for two cars
- Close to open fields and countryside walks
- Excellent commuter base for both Bath & Bristol



***'A smart, modern two bedroom terraced home providing open plan living space coupled with two good size bedrooms!'***

Located in a pleasant spot on this modern development, with easy access to open fields and countryside close by lies this two bedroom terraced home which has accommodation comprising an open plan lounge/kitchen/dining room which provides a really social space and there are French doors from the kitchen to the garden. The stairs to the first floor rise from the kitchen area and there is a ground floor cloakroom/wc. On the first floor there are two double bedrooms with a lovely countryside view from the rear elevation and a main bathroom with shower over the bath. The property has gas central heating and double glazing.

Externally the property enjoys a fully enclosed rear garden with a patio outside of the French doors and a handful of steps which leads to a manageable lawn, garden shed and rear access gate which leads out to two allocated parking spaces side by side.

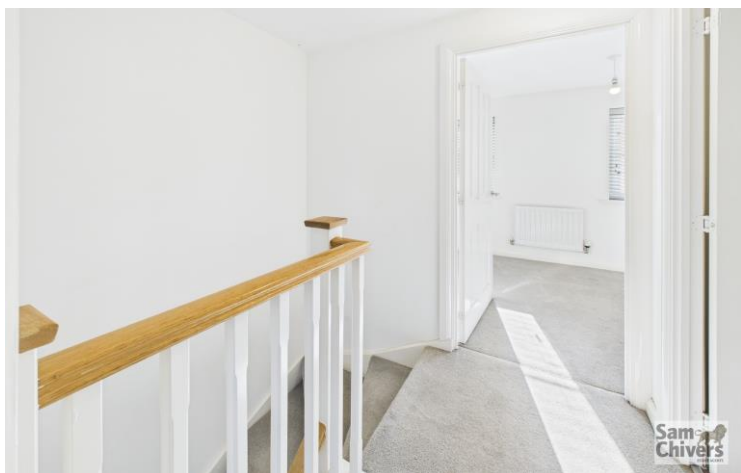
Agents Note: The property will be subject to an annual service which will be payable to First Port however this is currently not being collected.

Oxleaze Way 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.

**Tenure:** Freehold

**Council Tax Band:** B







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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.