



- A beautiful detached family home on a modern development
- Light and bright lounge with French doors to the garden
- Attractive, tasteful kitchen/dining room and utility/wc
- Main bedroom with en suite shower room
- Private and fully enclosed garden, garage and driveway
- Excellent base for commuters needing access to Bath & Bristol



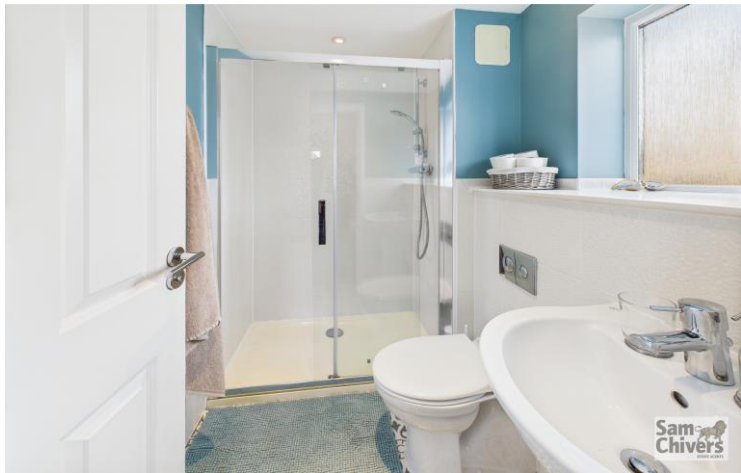
'A beautifully presented, modern double fronted detached home which enjoys a sunny, private garden plus a garage and driveway!'

Situated on the Bovis Homes built development within the village of Paulton lies this three bedroom detached home which offers really spacious living accommodation and a lovely position within the development. Upon entering the property there is a welcoming entrance hall with doors to all ground floor accommodation and stairs to the first floor. The lounge has a light and bright feel with a dual aspect and French doors to the garden and there is a spacious kitchen/dining room with a side access door. Also on the ground floor is utility room with a wc. On the first floor all three bedrooms are a very good size with main bedroom benefitting from an en suite shower room. There is also a lovely family bathroom. GCH and double glazing.

Externally the property enjoys a level front garden with pretty borders and pathway to the front door. The rear garden has a sunny, South Westerly aspect laid predominantly to lawn with a pleasant patio seating area outside of the French doors. A side access gate leads to the single garage and driveway.

Agents Note: The property will be subject to an annual management fee however this is not currently being collected.

This modern village development was constructed by Bovis Homes and is an ideal commuter base for both Bath and Bristol. Paulton itself offers a well regarded Primary School, swimming pool, Co-op and doctors and dental surgeries to name just a few of its handy amenities. Countryside walks are accessible from the bottom of the development.





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Score	Energy rating	Current	Potential
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69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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