



- A semi detached bungalow in a popular residential spot
- Light and bright lounge and decent sized kitchen
- Two double bedrooms and a smart shower room
- Level, South facing rear garden
- Single garage and driveway parking
- Offered for sale with no onward chain



'A lovely semi detached bungalow, set in a well regarded cul-de-sac made up of primarily bungalows and enjoys a lovely sunny, South facing rear garden!' This two bedroom semi detached bungalow occupies a lovely spot within a quiet cul-de-sac of primarily bungalows. The property requires some cosmetic updating throughout but does enjoys a private sunny rear garden. The accommodation comprises an entrance hallway, a good size lounge and the kitchen has space to accommodate a small breakfast table. There are two double bedrooms and an attractive shower room. The property also has a conservatory which overlooks the garden. GCH and double glazing. Offered for sale with no onward chain. Externally there is a small front garden enclosed by a low level wall, driveway for at least a couple of vehicles leading up to the garage. At the rear there is a private rear garden with a South facing aspect. There is a patio and a relatively level lawn garden. The village of Paulton is very well served and has a convenience store, doctors and dental surgeries, a hospital and a popular restaurant just to name just a few amenities on offer. The neighbouring town of Midsomer Norton is only a few minutes drive away and there is regular public transport available for access to Bath, Bristol and Wells.

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





Approximate total area<sup>m</sup>  
964 ft<sup>2</sup>  
89.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 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.