

3 Tennis Court Cottages

Tennis Court Road, Paulton
BS39 7LU

£440,000



- An attractive four bedroom semi detached cottage on the outskirts of the village
- Two light and bright reception rooms and kitchen/dining room
- Hallway with galleried landing and a modern first floor bathroom
- Fully enclosed, pretty rear garden with stone built outhouse and garage
- Open countryside on the doorstep and services within walking distance



'An attractive natural stone semi detached cottage located on the fringe of the village and is within both easy reach of the village amenities and also pretty open countryside which is almost right on the doorstep!'

This four bedroom, semi detached cottage offers a prospective buyer something a little different and has a wealth of accommodation on offer which is sure to appeal to a variety of buyers. In greater detail, the property has an entrance porch which doubles nicely as a utility and provides storage for shoes and coats. This leads into a kitchen/dining room with a Rayburn, useful pantry and space for a dining set. There is an internal hallway with a handy ground floor wc, storage cupboard and stairs which rise to a galleried landing. There is a light and bright lounge with a dual aspect and an attractive fireplace, and the property has been extended some years ago to create a lovely sun room with two sets of French doors opening to the garden. On the first floor there are four bedrooms all of which are a comfortable size and there is a modern shower room that has been updated in recent times. The property is double glazed, has a gas supply to the property although heating and hot water are run from the Rayburn currently. Offered for sale with no onward chain.

Externally the property has a lovely sized garden that is fully enclosed with a brick paved patio area, level lawn with mature shrubs and borders to the surrounds and to the far end of the garden there are raised beds and planters perfect for veg growing or similar. There is a stone built outhouse in two parts with electric. Single garage with up and over door and driveway to the front and further parking beyond the garage.

Agents Note: The driveway will be resurfaced once the neighbouring property has been finished.

Tennis Court Road is situated on the southern outskirts of the village and is close to open countryside. A popular primary school and swimming pool are a five minute walk and the village centre with a good selection of local shops is a ten minute walk. Bath city centre is 10 miles and Bristol city centre is 14 miles, making this a great commuter choice. **Tenure:** Freehold **Council Tax Band:** D





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