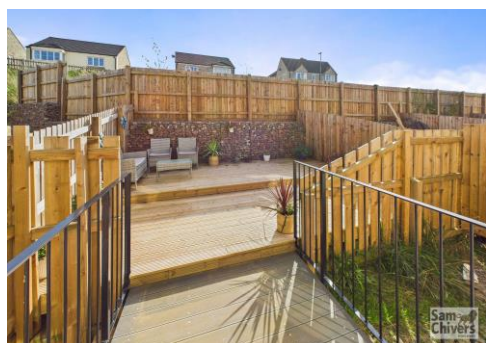




- A really smart four bedroom townhouse
- Available to purchase 55% on the Shared Ownership scheme
- Spacious lounge with Juliet balcony
- Attractive kitchen/dining room with French doors to the garden
- Main bedroom with en suite shower room
- Garage and driveway parking



'A superb four bedroom end of terrace townhouse, presented in very smart order and enjoys a lovely kitchen/dining room with French doors opening onto a recently decked, low maintenance garden!'

**** 55% of this property is available to purchase on the Shared Ownership scheme!****

An immaculate four bedroom townhouse built by Bovis Homes in 2024 that is in smart, modern order throughout. The property has a great amount of space and living accommodation with the ground floor offering an entrance hallway and a door into a wc/utility room. Stairs rise to the first floor landing where there is access to a spacious lounge with Juliet balcony and there is a modern kitchen/dining room with a selection of integrated appliances and French doors out to the garden. Further stairs then rise to the second floor where there are four generous sized bedrooms including an en suite from the main bedroom and there is a smart family bathroom. GCH and double glazing. Externally the property has driveway parking in front of a larger than average single garage which has a door at the rear out to a service pathway. The rear garden is accessed from the first floor of the property and has been decked making it low maintenance and the perfect garden to sit and relax.

Tenure: Leasehold. 999 year lease with remaining term having commenced in March 2024.

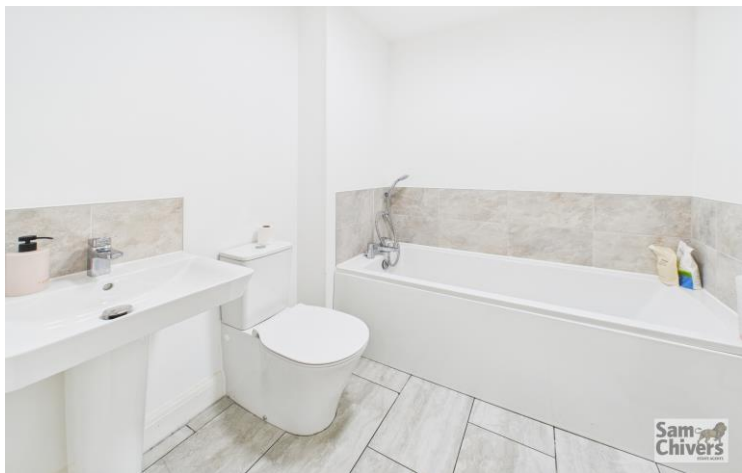
Payments to the Landlord: Rent: £351.18

Additional charges: Monthly Lease Management Fee: £24.16 Building Insurance: £12.50

This property is located on the Bovis Homes development in the popular North Somerset village of Paulton. The property is ideal for those requiring a manageable daily commute to Bath & Bristol and although part of a modern development the property fields and countryside can be accessed in just a few minutes walk.

Tenure: Leasehold

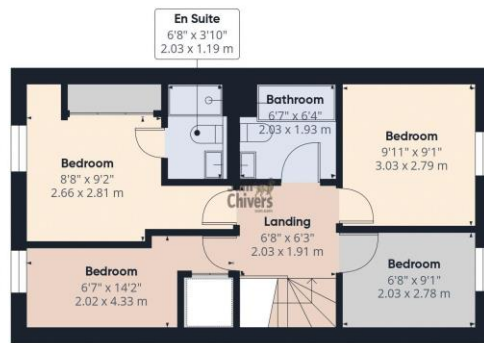
Council Tax Band: C





Floor 0

Floor 1



Floor 2

Approximate total area[®]
1284 ft²
119.3 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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

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.