



- A smart, well presented two bedroom terraced home
- Generous size lounge leading into kitchen/dining room
- Main bedroom with en suite shower room
- Fully enclosed, low maintenance rear garden
- Nearby garage and driveway parking
- Excellent commuter base for Bath & Bristol



***'A smart and modern, two bedroom mid terrace home that is conveniently located in a village setting but also handily placed for commuting to Bath & Bristol!'***

This two bedroom, mid terrace home built by Bovis Homes could suit a variety of buyers but especially a first time purchase given its excellent location for access to both Bath & Bristol! The property has an entrance hall with a door into a handy ground floor wc, a light and bright lounge and there is a tasteful kitchen/dining room across the rear with stairs to the first floor and sliding doors opening onto the garden. On the first floor there are two double bedrooms with the largest benefitting from an en suite shower room and there is an additional main bathroom. GCH and double glazing. The front garden has been laid to chippings for ease of maintenance and has a flower border beneath the lounge window. At the rear, the garden offers a combination of patio and artificial turf and there is a timber garden bar/shelter to the far end. The property also has a single garage located beneath a neighbouring coach house and parking in front of the garage also which can be access from the secure gate at the end of the garden.

**Agents Note: The property will be subject to an annual service charge, however this is not currently being collected as the management company is currently being transferred. There will also be a nominal payment due to the owner of the neighbouring coach house towards insurance costs for the garage which is leasehold.**

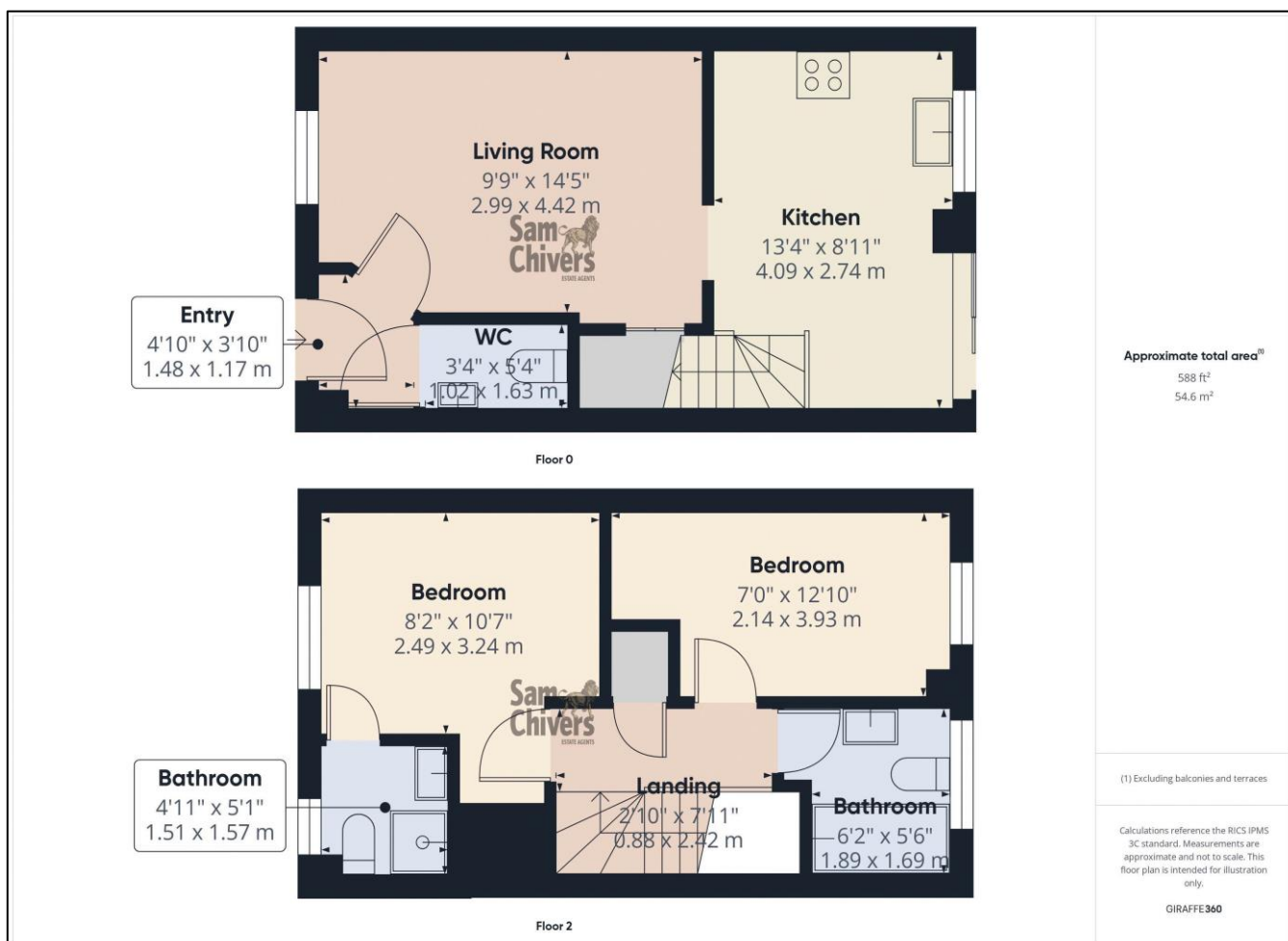
This modern village development was constructed by Bovis Homes and is an ideal commuter base for both Bath and Bristol. Paulton itself offers a well regarded primary school, swimming pool, Co-op and doctors and dental surgeries to name just a few of its handy amenities.

**Tenure:** Freehold

**Council Tax Band:** C







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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 75 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.