



5 Springfield Buildings, Old Mills, Paulton, Bristol, BS39 7SP

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- Victorian Terraced Cottage
- Open Plan Living Space
- Modern Kitchen
- Two Double Bedrooms
- One Single Bedroom
- Modern Shower Room
- Pretty Garden with Terrace
- Upgraded to High Standard
- Three Parking Spaces
- Beautiful Walks on your Doorstep



PROPERTY DESCRIPTION:

COSY COTTAGE.

Ideal home with walks on your doorstep sitting in a terrace of Victorian Miners Cottages.

Approach via a courtyard at the front from the private lane. The open plan living area has a feature fireplace with a wood burner and leads from the modern kitchen.

A recently fitted shower room is stylish completes this level of the cottage.

Upper stairs we have Three bedrooms and a large loft ideal for an extra bedroom (subject to planning).

The garden at the rear has a raised terrace ideal for enjoying time with friends and loved ones. (weather permitting)

A grassed area and good size shed can be found at the bottom of the garden.

There are also three allocated parking spaces included with the cottage.

The current owner has completed many upgrades on the cottage including a new roof, new windows and heating system along with the shower room and kitchen.

It's a little gem, we are looking forward to showing you!!



ABOUT THE VILLAGE: Paulton is a large vibrant village located to the north of the Mendip Hills. It is a former coal mining village and the area has been designated as an area of special architectural or historic interest.

The village has a wealth of amenities including a Co-Op supermarket, takeaways, a travel agent, a petrol station, doctors surgery and a small hospital. There are two popular pubs in the village, The Red Lion and The Lamb as well as La Campagna restaurant. There are also two members' clubs, Paulton Rovers FC and Greyfield's Sports and Social club. Schooling includes two pre-schools as well as an infant and junior school. Secondary schooling is available at nearby Norton Hill and Somervale schools

The centre of the village is the location for the war memorial and a small library where you can also enjoy a cup of coffee. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World

ROOM DIMENSIONS

GROUND FLOOR

Kitchen 11'7" x 8'8"
Lounge/Diner 22'3" x 12'11"
Shower Room 10'5" x 5'4"

FIRST FLOOR

Bedroom 13'7" x 11'3"
Bedroom 8'7" x 10'7"
Bedroom 7'7" x 7'3"

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

The graph shows this property's current and potential energy rating.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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