



Jasmine Cottage, Bristol Road, Paulton, BS39 7NX

Guide Price £285,000

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Quote Reference NF0664 To Arrange Your Viewing

Introducing Jasmine Cottage, a picturesque residence exuding the charm of a turn-of-the-century extended cottage. Nestled at the penultimate spot along a serene lane, this quaint property offers a cozy escape amidst beautiful countryside surrounds. Step inside to discover a delightful living room boasting exposed stone walls and a traditional open fireplace, seamlessly flowing into a dining room with a bespoke wooden staircase enhancing its character. The modern shaker-style kitchen and a three-piece bathroom on the ground floor add a touch of practicality. Upstairs, two spacious double bedrooms provide tranquil rural views. Outside, a generous rear garden with two sheds invites relaxation, while a driveway with space for two cars completes this idyllic setting.





Porch

1.73m x 0.86m (5'8" x 2'9")

Single glazed door with windows to the front and side aspect, wooden panel ceiling, wall light and tiled floors.

Living Room

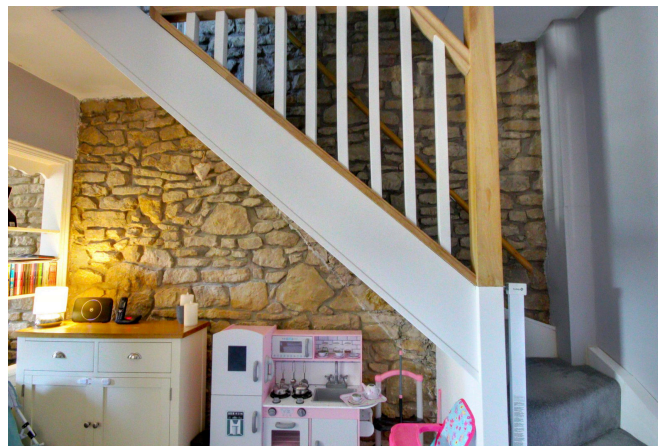
4.1m x 3.35m (13'5" x 10'11")

Double glazed window and single glazed door to the front aspect, opening to the dining room, exposed stone wall, three wall lights, fire place with open fire stone surround and hearth, consumer unit, meters, radiator , television aerial and laminate flooring.

Dining Room

4.08m x 3.25m (13'4" x 10'7")

Opening to the kitchen and the living room, stairs leading to the first floor, exposed stone wall, radiator and Hive heating control.(The bespoke stair banister detaches for furniture moving access)





Kitchen

4.25m x 2.51m max L-Shaped (13'11" x 8'2")

Double glazed door and window to the rear aspect, recessed spot lights, a range of wall and base units with tiled splash backs and laminate work tops, stainless steel sink unit with mixer tap, space for a cooker with extractor hood over, spaces for a washing machine, dish washer and fridge/freezer. Finished with a radiator and laminate flooring.

Bathroom

2m x 1.8m (6'6" x 5'10")

Obscure double glazed window to the rear aspect, recessed spot lights, partially tiled walls, radiator and tiled floors. There is a three piece suite comprising a bath with shower screen and electric shower over, pedestal wash hand basin and a low level WC.

Landing



Bedroom One

4.11m x 3.35m (13'5" x 10'11")

Double glazed window to the front aspect, exposed stone wall, radiator and a range of white gloss wardrobes.

Bedroom Two

3.39m x 3.19m (11'1" x 10'5")

Double glazed window to the rear, loft hatch, radiator and a built in cupboard housing a wall mounted Worcester Boiler.

Driveway

Hardstanding made of concrete and can accommodate two cars, accessed via the lane.

Rear Garden

27.3m x 5.08m (89'6" x 16'8")

Enclosed by wall and fences, laid to a level lawn, two metal sheds, flowers and shrubs. Immediately behind the house is an additional patio area with an outside light and tap.

Front Garden


Stone wall to the front with as pathway and laid to pea gravel. There is also a section on the other side of the lane that has shrubs and trees.

Agents Notes

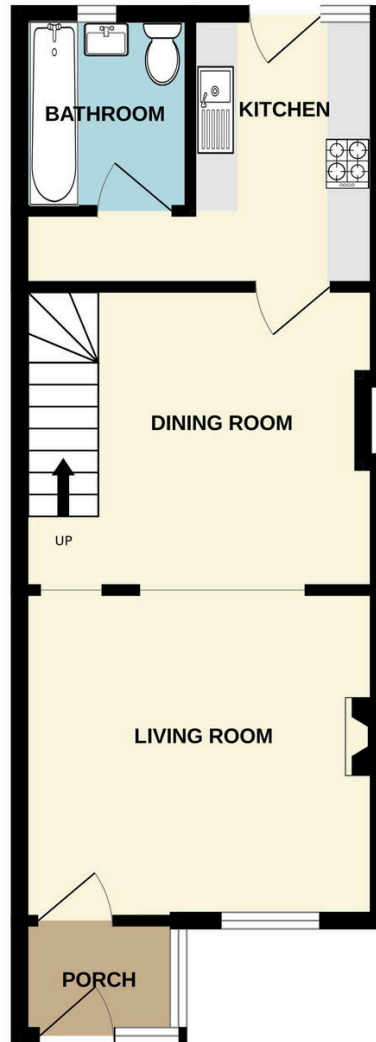
The property is offered without an onward chain.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.

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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