



£325,000 Old Print Works Road, Paulton, BS39 7AR.

EPC Rating: B
Council Tax: D

Home Estate Agents are pleased to offer this immaculately presented 3/4 bed roomed town house set over 3 floors, built circa 2014 by Messrs Bovis Homes, situated on this popular modern development. The benefits include gas central heating, double glazing, easy access to village centre and local amenities and ideal for a Bristol/Bath commute. An internal inspection is highly recommended to more fully appreciate the flexible and pristine family accommodation. Phone 01226 463006 to arrange an internal inspection.



Home Estate Agents are pleased to offer this immaculately presented 3/4 bedroomed town house set over 3 floors, built circa 2014 by Messrs Bovis Homes, situated on this popular modern development. The versatile accommodation briefly comprises:- open plan family room/ kitchen/ diner/, utility room/cloakroom, master bedroom with ensuite shower room, 2nd sitting room/bedroom, 2 further bedrooms, house bathroom, landscaped and low maintenance gardens to rear together with private off road parking for 2 cars. The benefits include gas central heating, double glazing, easy access to village centre and local amenities and ideal for a Bristol/Bath commute. An internal inspection is highly recommended to more fully appreciate the flexible and pristine family accommodation. Phone 01225 463006 to arrange an appointment.

Entrance Hall:

Entered via glazed front door, stairs rising to first floor level, tiled flooring, radiator, consumer unit. White panelled doors to:-

Utility Room/Cloakroom:

Low flush WC with concealed cistern, wash hand basin, plumbing for washing machine, fitted cabinets, radiator, cupboard housing Vaillant gas boiler, double glazed window to front aspect.

Lounge/Kitchen/Diner:

Open plan room with double glazed double doors to rear garden, double glazed windows to rear aspect, double panelled radiator, TV point and telephone point, dining area with double panelled radiator, understairs cupboard.

Kitchen Area: Single drain stainless steel sink unit with swan neck mixer tap over, full range of base level and wall mounted high gloss white units, fitted worksurfaces with matching upstands, inset 4 ring gas hob with glazed splash screen, stainless steel canopy extract hood, with electric fan assisted double oven, integrated dishwasher and fridge/freezer, tiled flooring, LED downlights.

First Floor Landing:

Double glazed window to front aspect, stairs rising to 2nd floor

landing, radiator, white panelled doors to:-

2nd Sitting Room/Bedroom: 4.33m x 4.20m

Spacious room with 2 x radiators, double glazed double doors with 'Juliet' balcony, double glazed windows to rear aspect, TV point.

Bedroom: 2.85m x 2.39m

Double glazed window to front aspect, radiator, TV point.

House Bathroom:

White suite of panelled bath with mono mixer tap, mixer shower with glazed shower screen, WC with concealed cistern, washhand basin, tiled splash backs and flooring, heated towel radiator, extractor fan and LED downlights.

2nd Floor Landing:

Airing cupboard with pressurised hot water tank, white panelled doors to:-

Master Bedroom: 4.35m x 4.22m

Double glazed windows to rear aspect enjoying some far reaching views, radiator, TV and telephone point, access to loft, double fitted wardrobe, white panelled door to:-

En Suite:

Walk-in shower cubicle with sliding glazed doors, mixer shower, tiled splashbacks, extractor fan, low flush WC with concealed cistern, washhand basin with mono tap,

shaver socket, LED downlights, white towel radiator.

Bedroom: 4.36m MAX x 2.83m

Double glazed windows to front aspect, radiator.

Parking:

Tandem off road parking to the rear for 2 cars.

Front Garden:

Path to front door, low maintenance front garden laid to shingle.

Rear Garden:

Landscaped rear garden laid to low maintenance artificial grass, full width patio area, path to rear gate, giving access to parking spaces, timber fencing to 3 sides.

For further details or to arrange an internal inspection, please contact us on 01225 463006 or email us on sales@ahaea.co.uk

www.ahaea.co.uk

£325,000

34 Old Print Works Road,
Paulton,
BS39 7AR.

Call now, visit us in
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to book your
viewing.

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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Please note that these particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must verify their accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and planning/ building regulation consents. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. A801