



- An immaculate three storey modern townhouse
- Spacious open plan kitchen/dining/family room
- Light and bright lounge with juliet balcony
- Main bedroom with en suite shower room
- Fully enclosed garden and tandem parking
- Excellent location for commuting to Bath & Bristol



***'An attractive and beautifully kept town house offering a great amount of modern and contemporary living space!'***

A modern and contemporary three bedroom townhouse situated on the Bovis built development on the fringe of the village of Paulton. The property has flexible accommodation with a welcoming entrance hallway with stairs to the first floor, a spacious open plan kitchen/dining/family room on the ground floor with doors opening onto the garden and there is a really useful utility/wc. The lounge is located on the first floor with a Juliet balcony and there is also a family bathroom in excellent order along with the third bedroom. The main bedroom is on the top floor and benefits from a lovely en suite shower room and bedroom two is a further double bedroom. The property has a fully enclosed garden laid to lawn and a patio with a rear gate out to private parking for two vehicles in tandem.

Agents Note: Annual management fee of £230 payable to Saxons.

Old Print Works Road is part of the modern Bovis Homes development in Paulton, an excellent commuter village located only 9 and 13 miles from the Cities of Bath and Bristol respectively. The village has excellent amenities including but not limited to village store, highly regarded Infant and Primary schools, doctors and dental surgeries and a swimming pool.

**Tenure:** Freehold

**Council Tax Band:** D





[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Sam Chivers Estate Agents



@samchiversestateagents



@samchiversproperty



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Sam Chivers Estate Agents can also provide independent 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.