Salisbury Road
Bristol
BS39 7RL

Offers in Excess of £
527,000.00

bettermove

Salisbury Road - Bristol

Bettermove are proud to present this 4 bedroom detached house in Paulton.

The property benefits from double glazing, and gas central heating throughout, with generous off road parking available.

The council tax band is F.

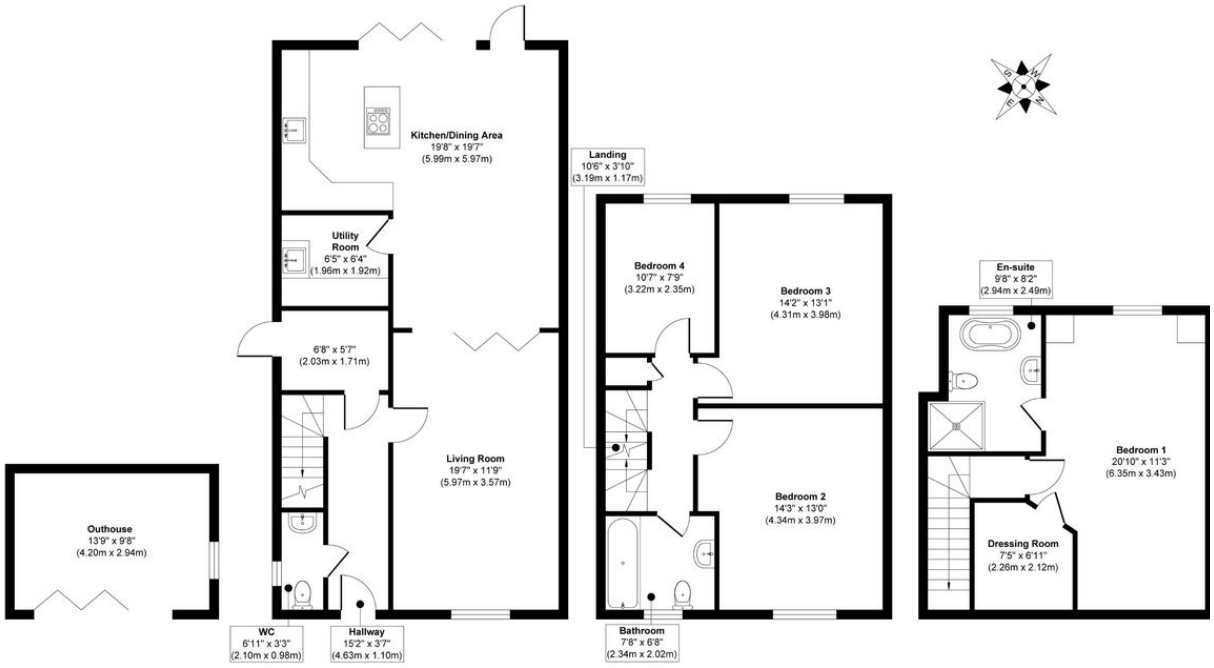
The interior of this stunningly presented property comprises a spacious sitting room and an open-plan kitchen/dining/family room, alongside a separate utility room and WC on the ground floor. The first floor consists of three well-proportioned bedrooms and a family bathroom, with the principal bedroom, with a walk-in dressing room and en-suite bathroom, located on the second floor. The exterior boasts a generous enclosed rear garden with a full-width patio, together with a versatile summer house featuring underfloor heating, electricity and Wi-Fi, ideal for use as a home office, gym or entertaining space.

Located in the sought after village of Paulton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Oldfield Park train station, a variety of local bus routes, and quick access to the A37, and A39.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	3	1	Freehold

Floor Plan



Approx. Gross Internal Floor Area 1869 sq. ft / 173.65 sq. m (Including Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C	79	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	77	78
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		

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