TELEPHONE
01761 411020

EMAIL
sales@samchiversproperty.co.uk

9 Somerset Way

Paulton
BS39 7YU

£359,950

- A spacious, extended four bedroom semi detached home
- Lounge with attractive media wall and inset electric fire
- Separate dining room and generous kitchen/breakfast room
- Ground floor shower room and first floor bathroom
- Sunny rear garden with summerhouse/garden bar
- Driveway parking for several vehicles

'An extended four bedroom semi detached home offering a fantastic amount of living space coupled with a sunny rear garden that has a garden bar and decked seating area!'

Located in popular residential area within the village of Paulton lies this four bedroom semi detached home that has been well extended to both the side and rear. The accommodation comprises, entrance hall with stairs to the first floor and a door into the lounge with an attractive fireplace. The property enjoys a separate dining room with door to the rear and there is a good size kitchen/breakfast room with a further door to the garden. The rear of the garage has been adapted to create a ground floor shower room while retaining the front for storage and houses the boiler. On the first floor the property has four bedrooms all of which are a generous size. There is also a well presented first floor bathroom. GCH and double glazing.

Externally, the front of the property is laid to tarmac to provide easy parking for several vehicles side by side. At the rear there is a sunny patio area outside of the back door and steps up to a level lawn. The steps continue up to a lovely decked area with sheltered seating area and a timber garden room/bar which is ideal for entertaining or could also be a handy home office.

The property is located in a popular residential area and is handily placed for access to public footpaths and open fields. The village centre and amenities are within walking distance while for those needing access to the city, Bath and Bristol are within approx 30 minutes drive.

Tenure: Freehold **Council Tax Band:** C

Sam Chivers

Sam Chivers

Sam Chivers

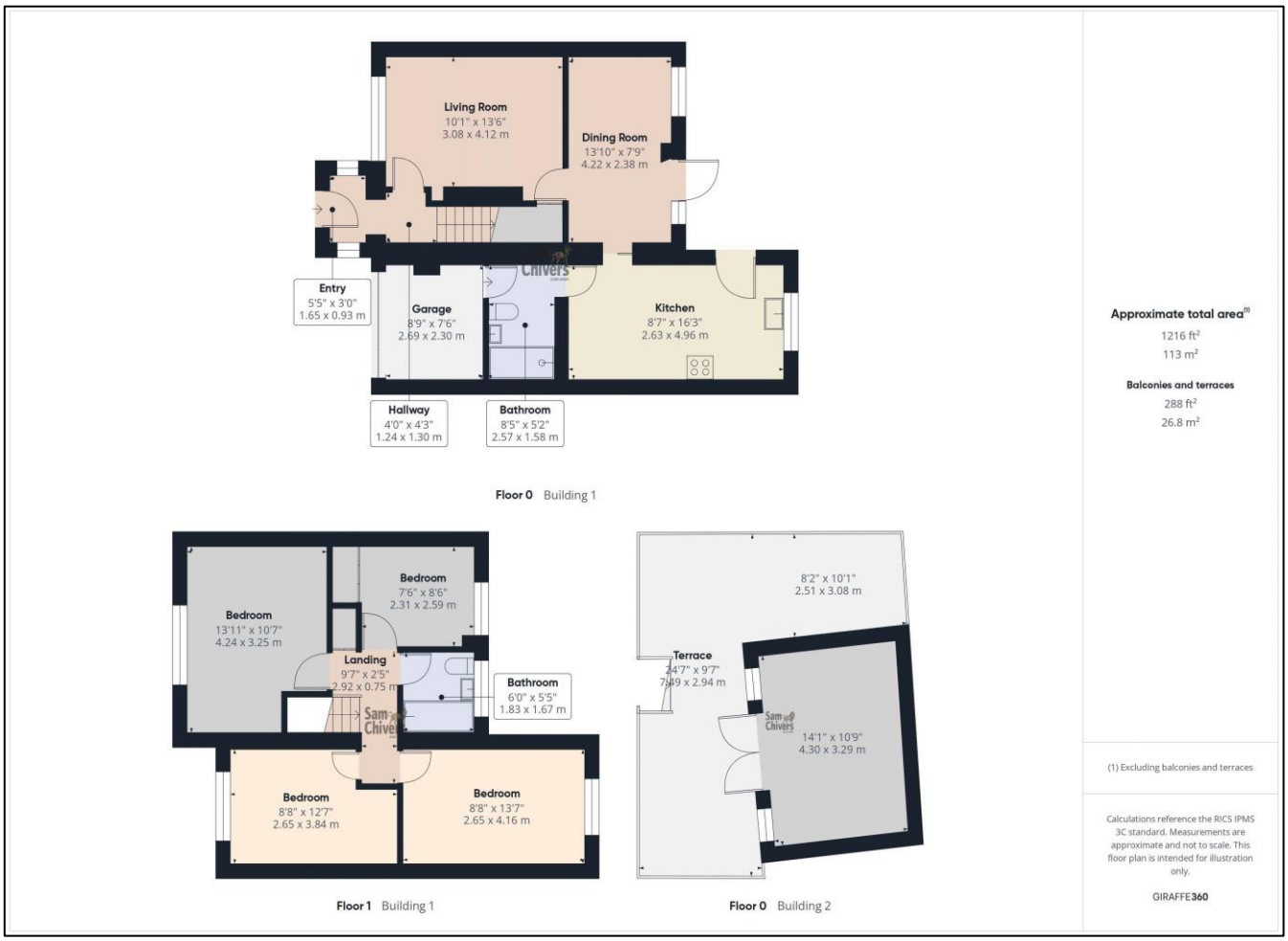
Sam Chivers

Sam Chivers

Sam Chivers

Sam Chivers

Sam Chivers



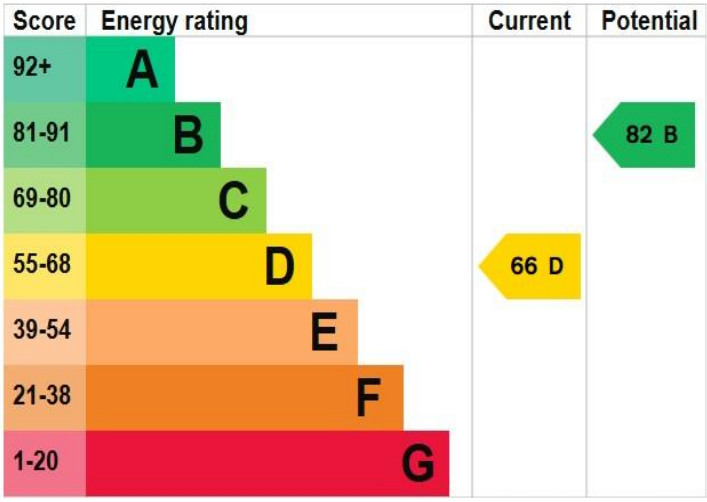
www.samchiversproperty.co.uk

Sam Chivers Estate Agents

@samchiversestateagents

@samchiversproperty

rightmove



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

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.