



- An attractive and extremely well presented, double fronted home
- Light and airy lounge with a pleasant dual aspect
- Feature kitchen dining room, good range of units, patio doors onto garden
- Three good size bedrooms, ensuite and family bathroom
- Landscaped and fully enclosed rear garden with home office
- Garage with EV charger and private parking directly to the rear of the property

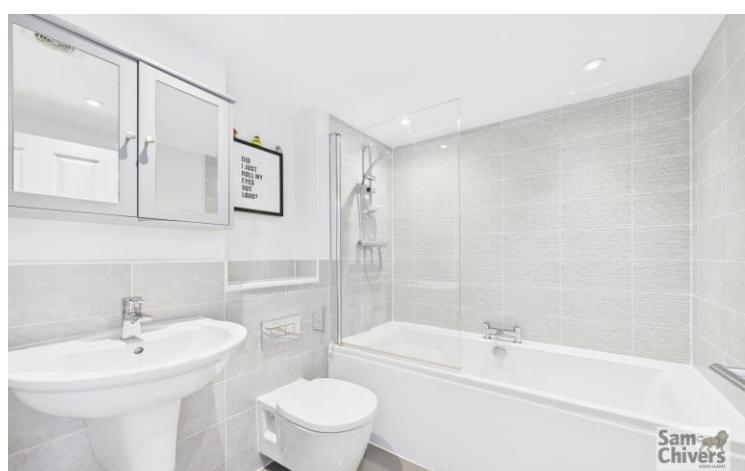


"An attractive double fronted property which occupies a sunny corner plot and is presented in immaculate order, garage and private drive to rear".

The accommodation comprises entrance hallway with handy groundfloor cloakroom / utility room and airing cupboard. There is a light and airy lounge with a pleasant dual aspect. A feature kitchen dining room provides a good range of units, ample space for a table and patio doors opening onto the rear garden. On the first floor are three good sized bedrooms, the main bedroom enjoys fitted wardrobes and an ensuite, the family bathroom has a shower over bath. Gas central heating and double glazing.

Outside, to the front and left of the house there is a garden planted with mature box bushes and gated pathway leading into the fully enclosed rear garden. The garden has been extensively landscaped with an abundance of mature planting. There is a patio area and gravelled paths leading to a home office. Directly to the rear of the property and adjoining the garden is a garage fitted with an EV charger plus driveway parking to front. The village of Paulton is well served with a popular primary school, doctors surgery, pharmacy, dentist, vets and local shops. Bath city centre is 9.3 miles & Bristol city centre is 13.4 miles which makes this property an ideal commuter home.

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





Floor 0 Building 1

Approximate total area⁽¹⁾
1134.4 ft²



Floor 1 Building 1



Floor 0 Building 2

Floor 0 Building 3

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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