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77 Paper Lane

Paulton
BS39 7AA
£289,950



- A smart, three bedroom townhouse offering fantastic living space
- Light and bright first floor lounge
- Kitchen/dining room with door to the garden
- Three generous sized bedrooms and an en suite
- Integral garage and driveway parking to the front
- Excellent village amenities close at hand







'This smart three storey village property enjoys an appealing location on the edge of the development and is within walking distance of the village amenities, schools and regular public transport.'

A three bedroom terraced townhouse offering generous sized accommodation set over three floors. As you enter the property there is a welcoming entrance hallway with stairs to the first floor, door to a handy wc and also a door into an attractive fitted kitchen with a selection of integrated appliances, dining space and a door leading into the rear garden. On the first floor there is a spacious lounge, a good size third bedroom and further stairs rising to the second floor. On the second floor is an impressive main bedroom with fitted wardrobes and en-suite shower room. There is a further double size bedroom with a fitted cupboard. The family bathroom is also located on this floor with shower over bath.

The property is approached via a pathway to the front door alongside a private drive leading to its integral garage. At the rear is a fully enclosed garden which is laid to a combination of lawn and patio.

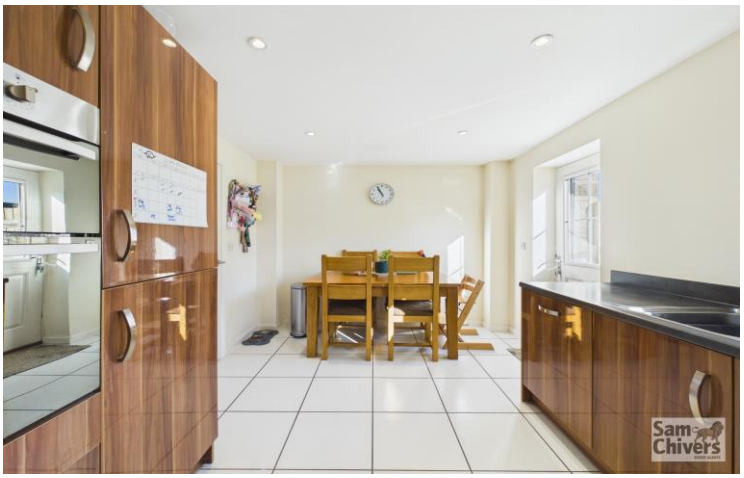
Agents Note: The property is subject to an annual management fee payable to Saxons and is currently set at £208.22.

Paper Lane forms part of a modern development which is well placed for a commute to both Bath and Bristol, Bath city centre is approx ten miles in distance and Bristol city centre is twelve miles. The village centre is well served with a range of shops, dentist, doctors etc all being easily accessible. There is also a popular primary school, swimming pool and regular public transport to the nearby cities.

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



















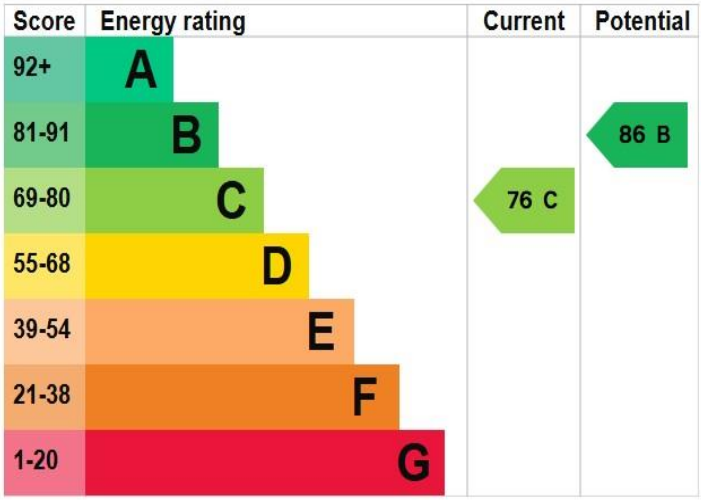
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Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

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.