



8 Old Print Works Road, Paulton , BS39

£283,000



- NO ONWARD CHAIN
- Well Presented Throughout
- Council Tax Band - C
- Private Enclosed Garden
- Garage & Parking
- Tenure - Freehold
- Energy Rating - B
- Close Commuting Distance To The City Of Bristol

Barons are delighted to present this well-appointed, modern three-bedroom house located on Old Print Works Road in the charming village of Paulton. Built in 2014 as part of a Bovis Homes development, this property is an ideal choice for families and professionals alike, offering a blend of comfort and convenience.

Spanning 840 square feet, the ground floor features a bright and airy open-plan kitchen, dining, and living area, which is perfect for entertaining guests or enjoying family time. The layout is both practical and inviting, complemented by a convenient downstairs cloakroom.

As you ascend to the first floor, you will find three spacious bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and comfort. A stylish family bathroom serves the additional bedrooms, providing ample facilities for all.

This home is equipped with modern amenities, including gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. The low-maintenance rear garden offers a peaceful outdoor space, ideal for relaxation or al fresco dining. Furthermore, the property benefits from a garage and allocated parking, adding to the convenience of modern living.

Situated in Paulton, residents will enjoy access to excellent local amenities and convenient transport links to Bristol, making this property a perfect blend of rural charm and urban accessibility. This home is not just a place to live; it is a lifestyle choice waiting to be embraced.

Call Barons today on 01761 411 411 to arrange your viewing

\*There is an annual Management Fee on this property for the upkeep of Communal areas

Living Room 16'8" x 15'5" (5.10 x 4.70)

W/C 6'8" x 3'4" (2.04 x 1.02)

Kitchen 9'1" x 8'0" (2.79 x 2.45)

Bedroom One 12'9" x 10'2" (3.89 x 3.10)

Bathroom 7'2" x 6'3" (2.20 x 1.92)

Bedroom Two 10'5" x 8'10" (3.18 x 2.70)

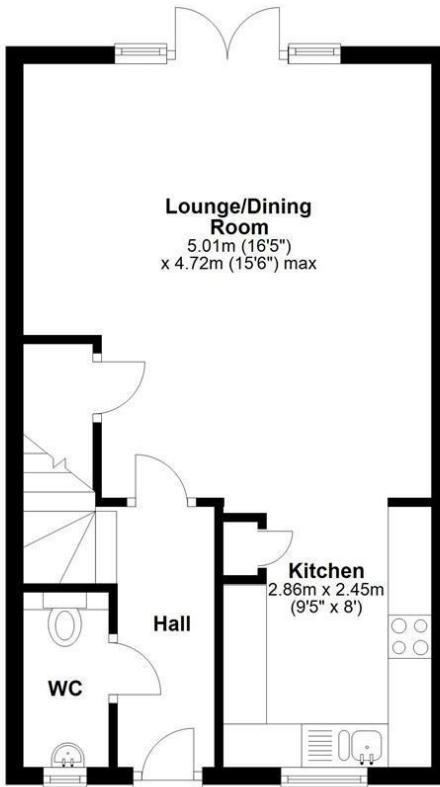
Bedroom Three 10'5" x 6'4" (3.18 x 1.95)





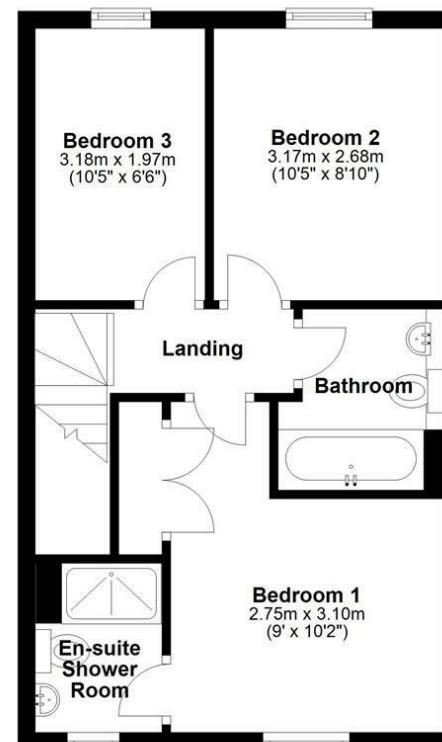
### Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



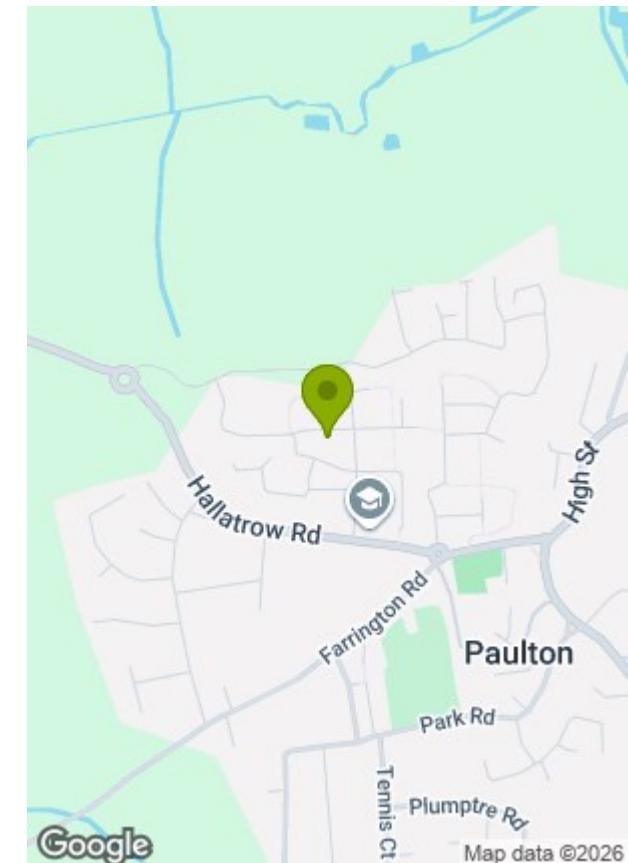
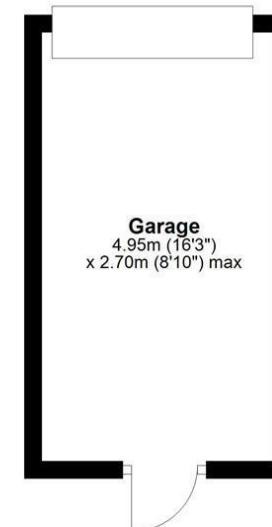
Total area: approx. 90.4 sq. metres (973.2 sq. feet)

While every attempt has been made to ensure accuracy of the floor plan, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.

Plan produced using PlanUp.

### Outbuilding

Approx. 13.4 sq. metres (143.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C	77	89
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
(1-20) G			

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
(1-20) G			

EU Directive 2002/91/EC