



- A really good size three bedroom mid terrace home
- Bay fronted lounge, separate dining room and kitchen
- Ground floor bathroom with both a bath and a shower enclosure
- Three good size first floor bedrooms
- Private and sunny rear garden
- Offered for sale with no onward chain



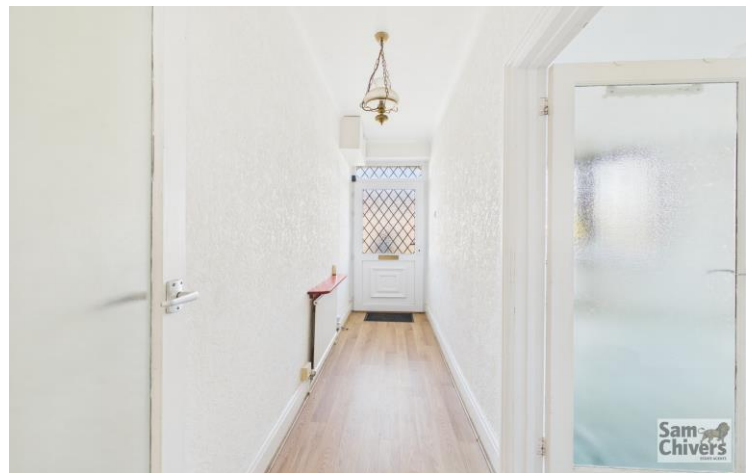
“There is a huge amount of accommodation on offer with this three-bedroom terraced home that is conveniently positioned within the heart of the village and offered for sale with no chain!”

A three-bedroom natural stone, terrace home which offers a great amount of space internally coupled with a private and sunny rear garden. The accommodation comprises an entrance hallway with door leading to both the lounge and dining room. The lounge is bay fronted allowing in an abundance of light and there is a separate dining room with the stairs rising to the first floor. At the rear there is a tasteful kitchen with space for appliances and a breakfast bar and the bathroom is also located on the ground floor and offers both a bath and a shower enclosure. On the first floor there are three bedrooms all of which are a comfortable size. The property has GCH and is double glazed. Offered for sale with no onward chain.

Externally the property has a sizeable front garden laid to lawn and a border to the side. At the rear the garden is a blank canvas for a buyer to put their own stamp on but does have a sunny and private aspect. There is a shared pedestrian pathway which serves the terrace.

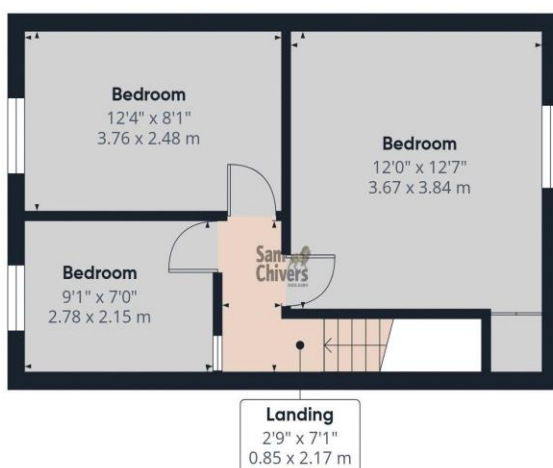
The property is handily placed, centrally within the village of Paulton and is within easy walking distance of all amenities including the shop and school. Within a few minutes walk open countryside can also be reached. For those looking for a greater range of services and amenities, the town of Midsomer Norton is approx 2 miles away and the cities of Bath and Bristol within daily commuting distance.

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





Floor 0



Floor 1

Approximate total area^m
883 ft²
81.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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