



- Private garden with bar/bbq area
- Good size lounge
- Kitchen diner area
- French doors to rear garden
- Garage and parking
- 3 toilets!!

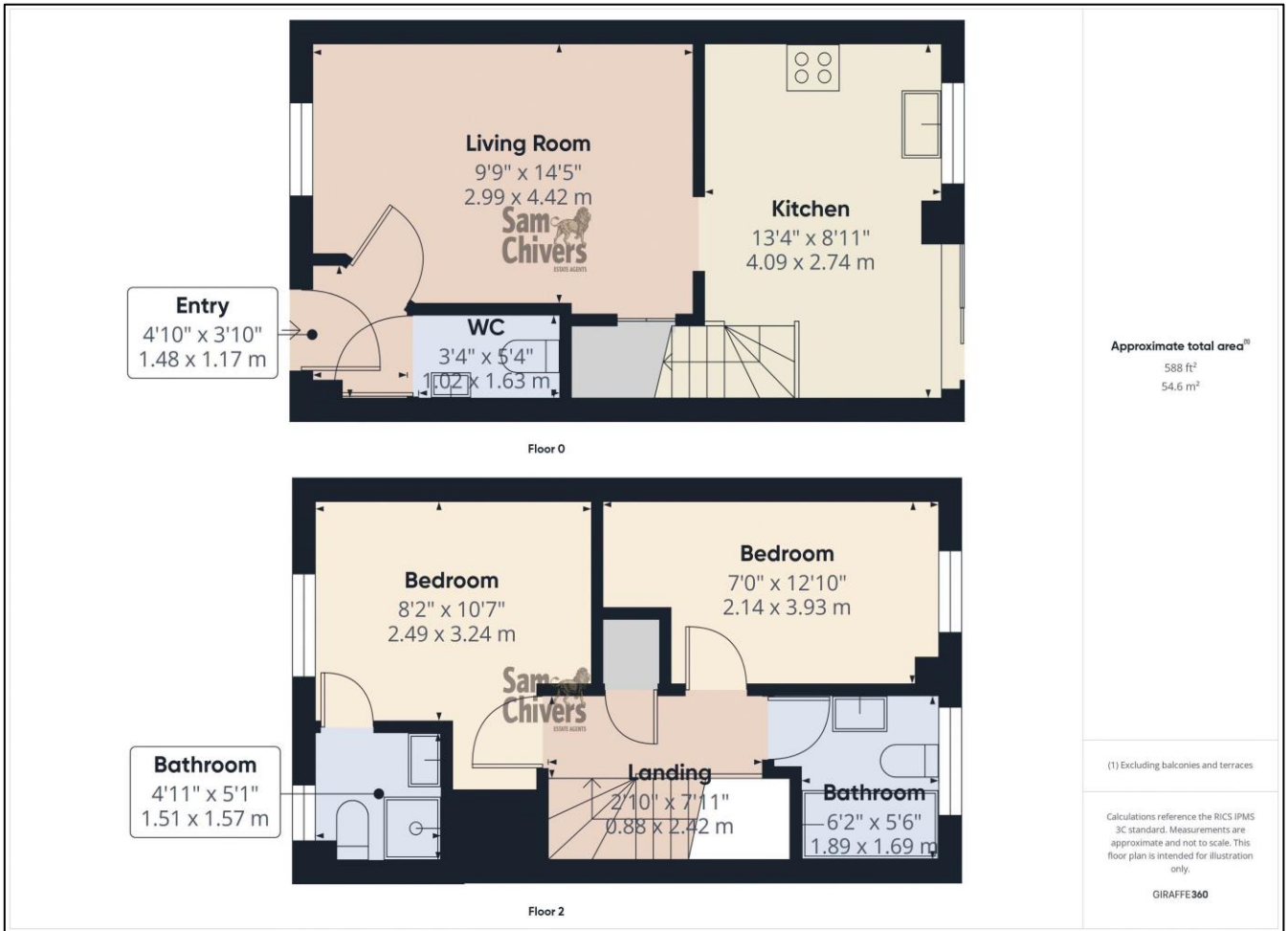


'A smart and modern, two bedroom mid terrace home that is conveniently located in a village setting but also handily placed for commuting to Bath & Bristol!' This two bedroom, mid terrace home built by Bovis Homes could suit a variety of buyers but especially a first time purchase given its excellent location for access to both Bath & Bristol! The property has an entrance hall with a door into a handy ground floor wc, a light and bright lounge and there is a tasteful kitchen/dining room across the rear with stairs to the first floor and sliding doors opening onto the garden. On the first floor there are two double bedrooms with the largest benefitting from an en suite shower room and there is an additional main bathroom. GCH and double glazing. The front garden has been laid to chippings for ease of maintenance and has a flower border beneath the lounge window. At the rear, the garden offers a combination of patio and artificial turf and there is a timber garden bar/shelter to the far end. The property also has a single garage located beneath a neighbouring coach house and parking in front of the garage also which can be access from the secure gate at the end of the garden. This modern village development was constructed by Bovis Homes and is an ideal commuter base for both Bath and Bristol. Paulton itself offers a well regarded primary school, swimming pool, Co-op and doctors and dental surgeries to name just a few of its handy amenities.

**Tenure:** Freehold

**Council Tax Band:** C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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