



- An attractive three bedroom semi detached home
- Large side extension to create social kitchen/dining room area
- Handy ground floor cloakroom and a home office
- Well tended corner plot gardens
- Garage and plenty of private parking
- Excellent village location commutable to Bath



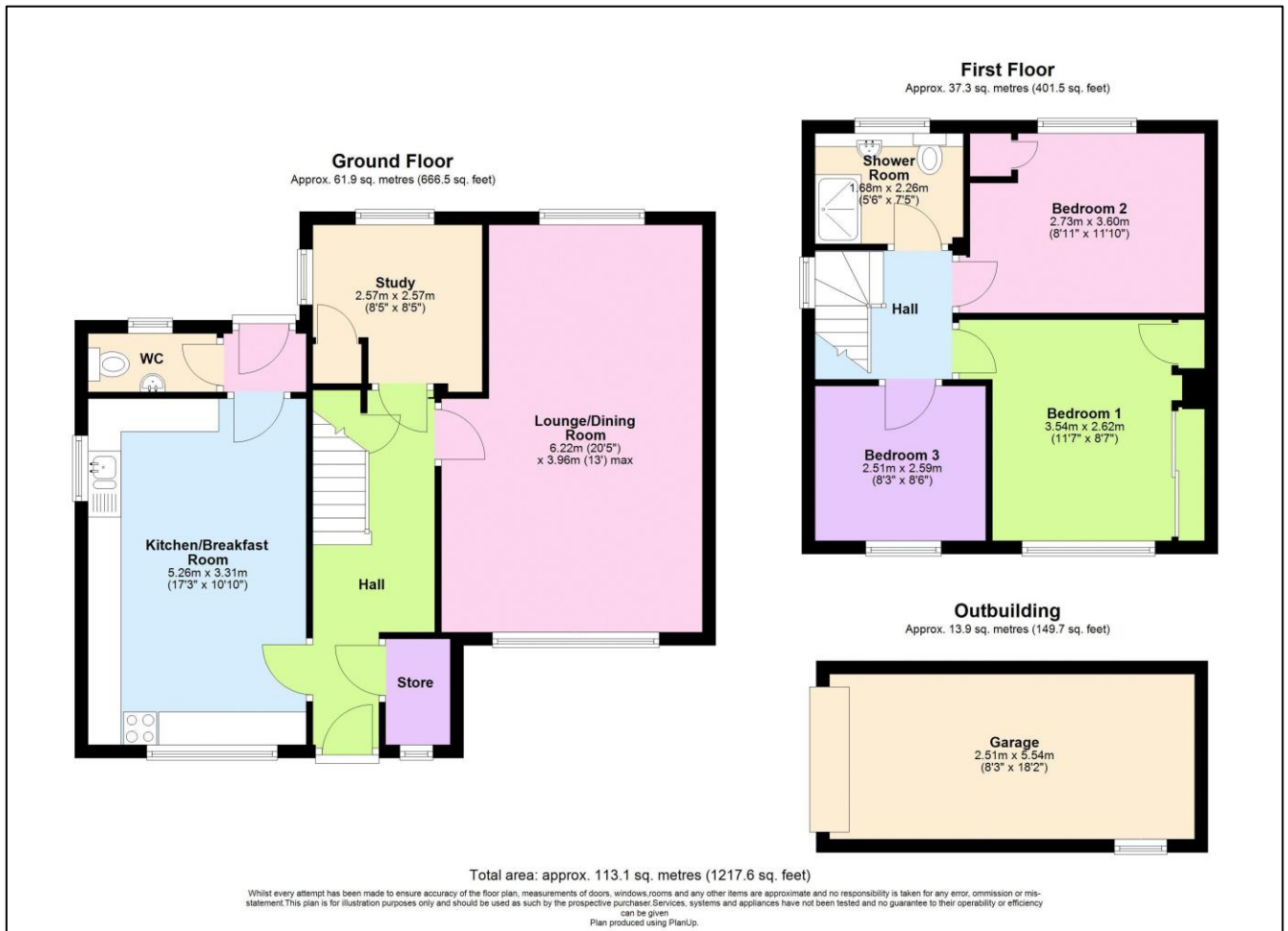
'A super three bedroom semi-detached home which has been significantly extended to the side, creating a large kitchen/dining room and has a really versatile work from home space or playroom on the ground floor!'

Set in a popular, well regarded part of the village, lies this three bedroom extended semi detached home which now offers excellent sized ground floor living accommodation set on a pleasant corner plot. Upon entering the property there is a sizeable entrance hallway with stairs to the first floor and storage and access to all ground floor accommodation. The lounge is light and bright with a large picture window to the front and there is a spacious kitchen/dining room, ground floor cloakroom and a further ground floor reception room which could be utilised as a guest room, home office or playroom. On the first floor there are three bedrooms and an attractive shower room. A super view can be enjoyed from the first floor elevation. GCH and double glazing.

Externally the property is set on a good size corner plot that has been meticulously maintained. The front of the property is elevated with a lawn and pathway which leads up to the front door. To the side and rear there is a level, manageable lawn with mature shrubs and borders to the surrounds and there is a lovely private seating area. The rear garden enjoys a pleasant sunny aspect and there is a rear access gate leading to garage and driveway parking.

Gregorys Tynning is on the doorstep of open countryside yet Bath city centre is ten miles and Bristol city centre is fourteen miles, so this home is perfect for a sensible commute. Paulton village is well served and provides a primary school, swimming pool, doctors, dentist and vets, a variety of shops and an expansive village park.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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