



St. Pauls Place, Midsomer Norton, Radstock , BA3 2UN

£345,000

- DETACHED
- Parking & Garage
- Well Presented Throughout
- Council Tax Band - C

- Sought After Area
- Landscaped Garden
- Tenure - Freehold
- Energy Rating - D

Barons welcome to the market this delightful detached house located in St. Pauls Place, Midsomer Norton, Radstock, this property offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a well-presented interior that exudes warmth and comfort. The living room has been thoughtfully designed to create a truly inviting atmosphere, making it an ideal space for both relaxation and entertaining. Abundant natural light pours through the windows, enhancing the home's overall appeal and creating a bright, airy environment throughout. Continuing through the property, you will find the updated kitchen/dining room, offering a practical and stylish space for everyday living. The sellers have also added a conservatory, providing a perfect vantage point overlooking the beautifully maintained garden. An integral door offers convenient access to the garage. Upstairs, the property boasts three well-proportioned bedrooms, all served by a modern family shower room.

The surrounding area of Midsomer Norton is known for its convenient amenities, ensuring that you have everything you need within easy reach. Local shops, schools, and parks are just a stone's throw away, making this location both practical and desirable.

In summary, this well-presented detached house in St. Pauls Place is a wonderful opportunity for those looking to settle in a friendly location. With its three bedrooms and inviting living spaces, it promises a comfortable and enjoyable living experience. Do not miss the chance to make this lovely property your new home.

**Living Room 16'4" x 11'5" (5.00 x 3.49)**

**Kitchen 14'6" x 8'0" (4.44 x 2.45)**

**Conservatory 9'10" x 10'5" (3.00 x 3.18)**

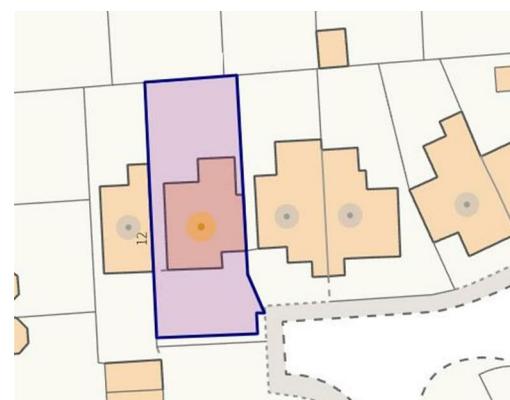
**Bedroom One 13'9" x 9'4" (4.21 x 2.87)**

**Bedroom Two 10'9" x 7'10" (3.30 x 2.41)**

**Bedroom Three 7'9" x 6'9" (2.38 x 2.08)**

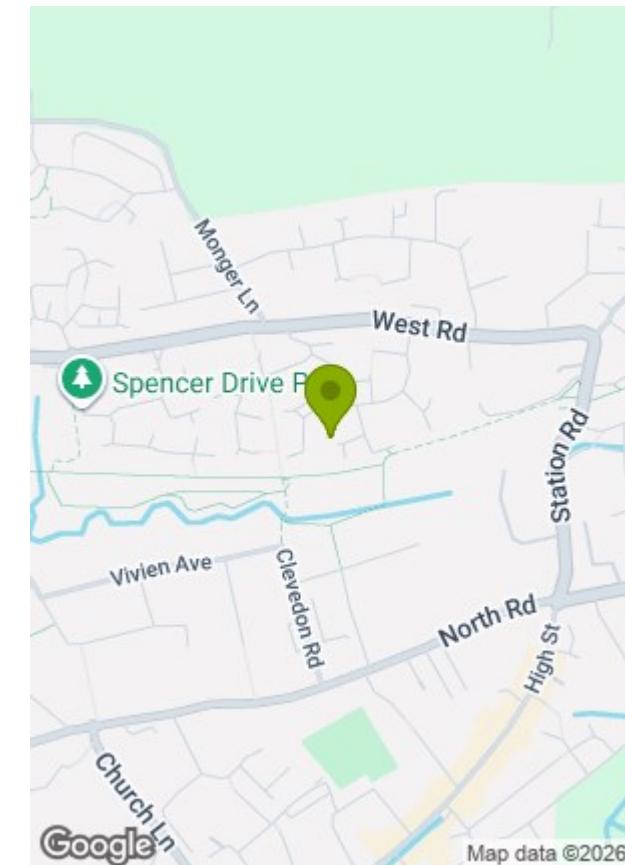
**Shower Room 8'0" x 6'4" (2.46 x 1.95)**







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| Energy Efficiency Rating  |   | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|---|---|--|-------------------------|
|   |   | Current  | Potential               |
| Very energy efficient - lower running costs                     |   |  |                         |
| (92 plus)   | A |  |                         |
| (81-91)   | B |  |                         |
| (69-80)   | C |  |                         |
| (55-68)   | D |  |                         |
| (39-54)   | E |  |                         |
| (21-38)   | F | 72   |                         |
| (1-20)  | G |  |                         |
| Not energy efficient - higher running costs                     |   |  |                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |  |                         |
| (92 plus)   | A |  |                         |
| (81-91)   | B |  |                         |
| (69-80)   | C |  |                         |
| (55-68)   | D |  |                         |
| (39-54)   | E |  |                         |
| (21-38)   | F |  |                         |
| (1-20)  | G |  |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |  |                         |
| England & Wales   |   | EU Directive 2002/91/EC                        | EU Directive 2002/91/EC |

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