



Bindery Walk, Paulton, Bristol, BS39 7AZ

Offers In Region Of £340,000

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## Bindery Walk, Paulton, Bristol, BS39 7AZ

16 Bindery Walk occupies a great position not the road. It's a well balanced looking house with its double bay frontage which also helps fill this house feel very light and airy. The ground floor has two large rooms to either side, the living room on one and the kitchen/dining room on the other, both have dual aspects. Centrally the large hallway and utility/cloakroom. The upper floor provides three well proportioned bedrooms, en-suite and family bathroom. This makes family living easy.

A landscaped rear garden is a joy to be in, easy to look after and a good variety of flowers, trees and shrubs. The front garden is deep filled with flowers and shrubs complimenting the property. The garage and driveway cater for the parking needs.

My vendors have enjoyed this home from build and now relocating allows them to sell it without an onward chain.

**Quote Reference NF0664 To Arrange Your Viewing**





## Hallway

Obscure double glazed door to the front aspect, smoke alarm, stairs leading to the first floor with push release under stairs storage cupboards, radiator, broad band hub and porcelanosa tiled flooring.

## Utility/Cloakroom

2.19m x 1.75m max (7'2" x 5'8")

Extractor fan, laminate work surface with space for a washing machine under and storage over, radiator and Porcelanosa tiled flooring. There is a two price suite comprising of a pedestal wash hand basin and a low level WC. To the side is a large storage cupboard with the consumer unit and shelving.

## Living Room

5.53m x into the bay 3.36m (18'1" x 11'0")

Double glazed bay window to the front aspect and tow double glazed windows to the side aspect, thermostat heating control, two radiators, television aerial and wooden flooring.





## Kitchen/dining room

5.52m x 3.52m (18'1" x 11'6")

Double glazed bay window to the front aspect with fitted blinds, double glazed French doors and window to the side aspect, smoke alarm, CO2 alarm, a range of wall and base units with laminate work surfaces and splash back, 1 & 1/2 bowl stainless steel sink/drain unit with a mixer tap over. There is a range of integral appliances such as an induction hob with an extractor hood over, electric oven, dish washer and space for an American style fridge/freezer. The room also has two radiators and is finished with Porcelanosa tiled flooring.

## Landing

Double glazed window to the front aspect, smoke alarm and a loft hatch.



## Ensuite

2.07m x 1.51m (6'9" x 4'11")

Obscure double glazed window to the side aspect, extractor fan, recessed spot lights, tiled walls, white towel radiator and tiled flooring. There is a three piece suite comprising of a double shower cubicle with a mixer shower over, vanity unit with a wash head basin and a low level WC.

## Bedroom Two

3.59m into the bay x 3.39m (11'9" x 11'1")

Double glazed bay window to the front aspect with fitted blinds, double glazed window to the side aspect, radiator and a range of fitted wardrobes with mirrored sliding doors.

## Bedroom Three



## Bathroom

2.08m x 1.87m (6'9" x 6'1")

Extractor fan, recessed spot lights, tiled walls, white towel radiator and tiled flooring. There is a three piece suite comprising of a bath with a glass shower screen and more shower over, pedestal wash hand basin and a low level WC.

## Rear Garden

8.88m x 8.15m (29'1" x 26'8")

Enclosed by wooden fencing and brick walls with two side access gates. The garden has several terraces with a patio area and metal railing on the upper section with an outside tap, light and shed. Steps lead to a middle terrace also laid to patio stone with wooden sleepers and borders of shrubs, The lower section is the largest with patio stone and



## Garage

5.66m x 2.81m (18'6" x 9'2")

Electronic roller door to the front aspect, eaves storage, power and light.

## Driveway

Laid to tarmac and can accommodate 1-2 cars depending on sizes.

## Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit [nigelfudge.exp.uk.com](http://nigelfudge.exp.uk.com)

EDC - B Council Tax Band - D (£2250 72 DA



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



