



7 Green Close, Bristol , BS39 7HA

£1,300 PCM

- Three Bedrooms
- Driveway
- Conservatory
- Downstairs W/C
- Garage
- Enclosed Rear garden

A spacious three bedroom semi-detached home, arranged over three floors and situated within the popular village of Paulton.

The ground floor accommodation comprises an entrance hallway, downstairs W/C, fitted kitchen and a generous lounge/diner, which opens through to the conservatory overlooking the rear garden.

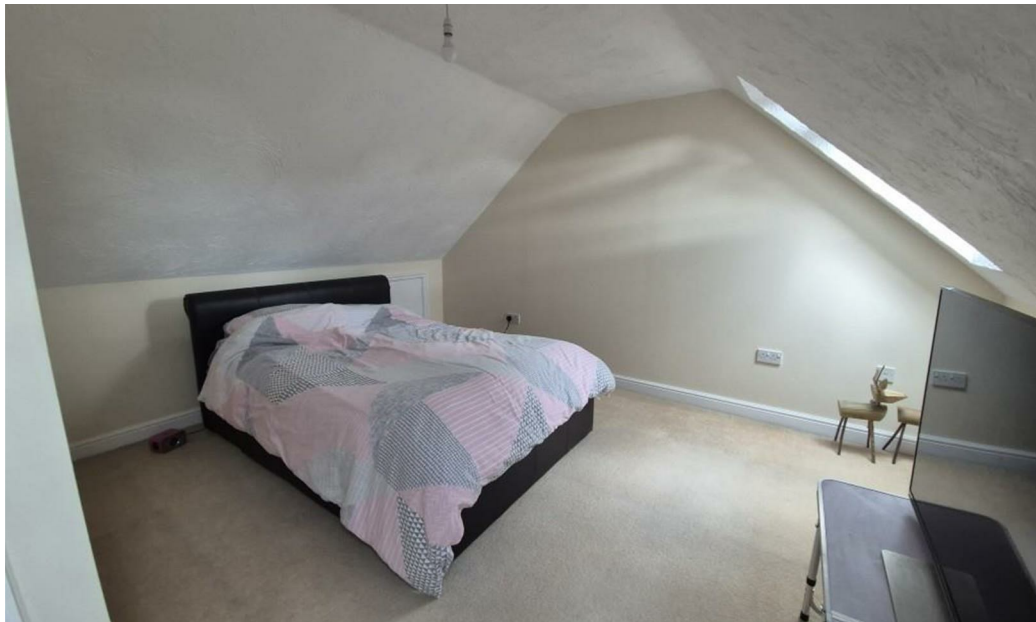
To the first floor are two bedrooms and the family bathroom, while the second floor offers a further loft-style bedroom with useful eaves storage.

The kitchen is fitted with an inset hob and oven, with space for additional appliances.

Externally, the property benefits from driveway parking leading to the garage, together with a fully enclosed rear garden and gated side access.

Ideally located within walking distance of local shops, pubs and bus routes, the property offers convenient access to Midsomer Norton, Bath and Bristol, making it well positioned for both local amenities and commuting.







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	76		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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