Sam Chivers ESTATE AGENTS

TELEPHONE
01761 411020

EMAIL
sales@samchiversproperty.co.uk

80 Somerset Way

Paulton
BS39 7YX

£259,950



- A smart two bedroom semi detached home
- Occupying a good size, secluded spot on the development
- Lounge with doors out to the garden
- Good size, private rear garden
- Garage and parking for two vehicles
- Offered for sale with no chain







'Quietly position at the very head of this residential cul-de-sac lies this two bedroom semi detached home with an exceptionally large garden for the style of property!'

This two bedroom semi detached home occupies a super position and would make a great first purchase or potentially suit those looking to downsize to something manageable! The accommodation comprises an entrance porch leading into a hallway with stairs to the first floor and beneath the stairs is a handy ground floor wc. The lounge is a lovely size with a tiled floor and sliding doors out onto the patio. The kitchen overlooks the front garden and has space for a breakfast bar or small dining set. On the first floor both bedrooms are a generous size and have fitted double wardrobes and the bathroom is in smart order also with a shower over the bath. The property has GCH and is double glazed. Offered for sale with no onward chain.

Externally the property is tucked away in the corner with a low maintenance front garden laid to shingle. At the rear there is a very good size garden for this style of property laid to patio and a lengthy lawn garden which leads down to a further seating area with a pergola. The property also has a single garage with up and over door and space to park two vehicles easily.

Somerset Way is a well established residential location being just a short walk to the village centre and also to open countryside. Bath city centre is nine miles in distance and Bristol city centre is twelve miles, making this house an ideal commuter base.

Tenure: Freehold **Council Tax Band:** C



















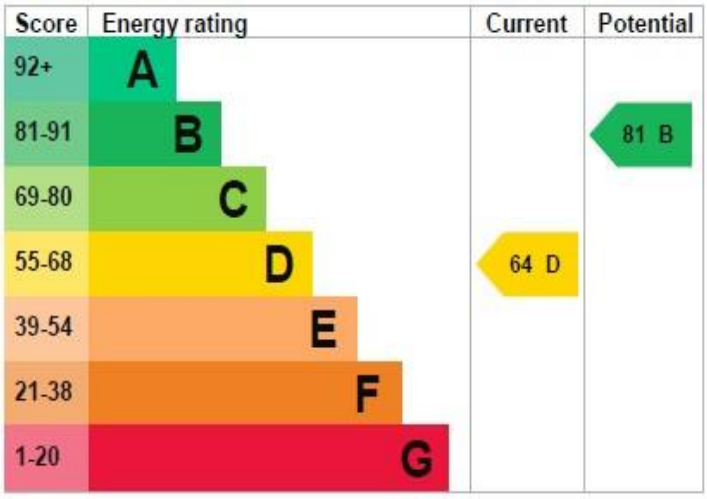
www.samchiversproperty.co.uk

Sam Chivers Estate Agents

@samchiversestateagents

@samchiversproperty

rightmove



Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.