

Shoe Lane

Paulton, Bristol, BS39 7AN

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£345,000 Freehold

A well presented, three/four bedroom, three storey townhouse offering flexible and versatile accommodation. Located on a sought after development and overlooking the green, this good size family home enjoys views to the front from the first and second floors, a south facing garden to the rear, a single garage and parking space. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

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DESCRIPTION

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OUTSIDE

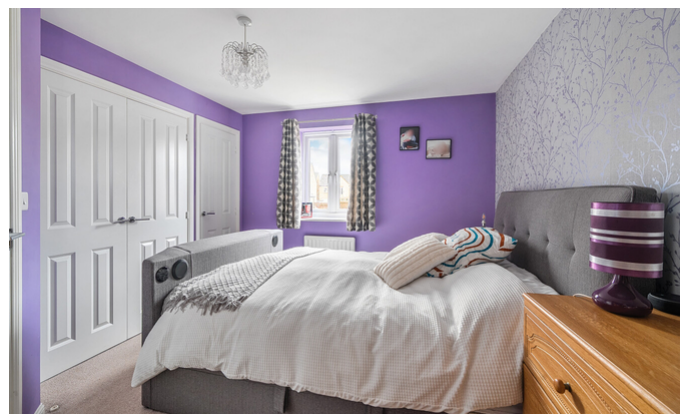
The gardens are located to the rear of the property and are accessed from the kitchen/dining/living room. There are paved and gravelled seating areas, a brick outhouse, lawned gardens, mature flowerbeds and borders and the gardens are encompassed by walling and fencing. A gate to the rear of the garden leads onto a path giving access to the single garage and parking space.

LOCATION

Paulton is a large village located to the north of the Mendip Hills and is one of the largest in Bath & Northeast Somerset. Paulton is a former coal-mining village and the name Paulton is thought to have derived from the word 'peall' meaning village on the hillside. There are many groups and clubs active in the village, including sport, socialising, educational subjects and spiritual needs, providing many opportunities to get involved with the community. The village has some fantastic amenities, including a small Hospital and Minor Accident department, a doctor's surgery, various Nurseries, Paulton Infant and Junior Schools, a Swimming Pool, Library, Café, Shops, Supermarket, Vet, Dentists, Restaurant, Takeaways, Pubs, Fire and Ambulance stations.

COUNCIL TAX BAND

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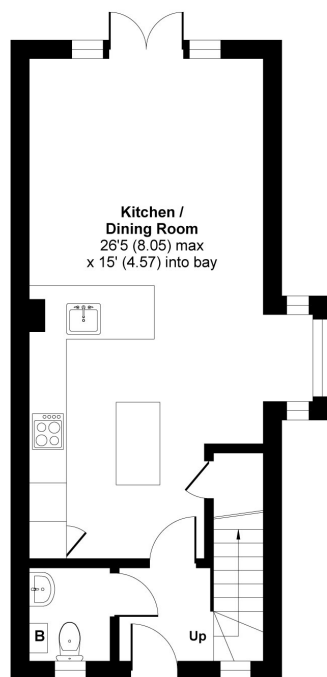
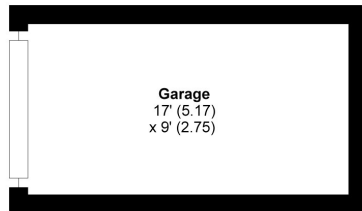
Shoe Lane, Paulton, Bristol, BS39

Approximate Area = 1194 sq ft / 110.9 sq m

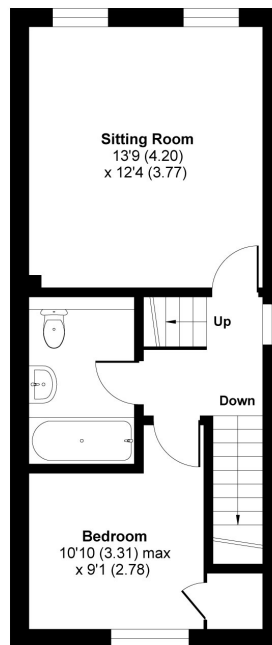
Garage = 153 sq ft / 14.2 sq m

Total = 1347 sq ft / 125.1 sq m

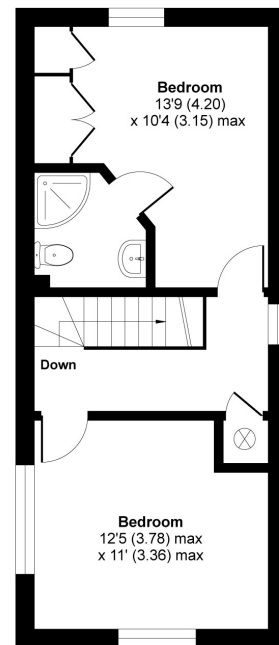
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1407354

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