

Bindery Walk

Paulton, Bristol, BS39 7AZ

COOPER
AND
TANNER



£349,950 Freehold

A well presented three bedroom link detached modern home, located on this sought after residential development on the outskirts of the village. The property enjoys terraced gardens, driveway parking and a single garage.

Bindery Walk

Paulton, Bristol

BS39 7AZ

 3  1  2 EPC B

£349,950 Freehold

DESCRIPTION

A three bedroom link-detached family home offering light and airy accommodation arranged over two floors. The property benefits from a single garage, driveway parking, double glazing, gas fired central heating and landscaped gardens to the front and rear. In brief, the accommodation comprises an entrance hall with a staircase rising to the first floor with under-stairs storage, custom built by a local carpenter, cloakroom/utility area, dual aspect sitting room with bay window to the front and oak flooring, a good size kitchen/diner with a range of fitted wall and base units with worktops over, integrated appliances, bay window to the front and french doors lead out on to the terraced gardens. To the first floor there is a landing with access to the attic, main bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms, one with fitted wardrobes and a fully tiled family bathroom.

OUTSIDE

To the front of the property there is a small area of law maintenance garden with a path to the front. Side access via a wooden gate leads to the enclosed, landscaped gardens. The gardens have recently been landscaped into three separate sections with steps down to the paved seating area with an additional gate leading to the front of the property. To the lower section of the garden, this area is paved with a selection of

flowerbeds and borders housing plants and shrubs. In addition to the outside, there is driveway parking with sufficient space to accommodate two medium-sized cars which leads to the attached single garage with automatic garage door.

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

D





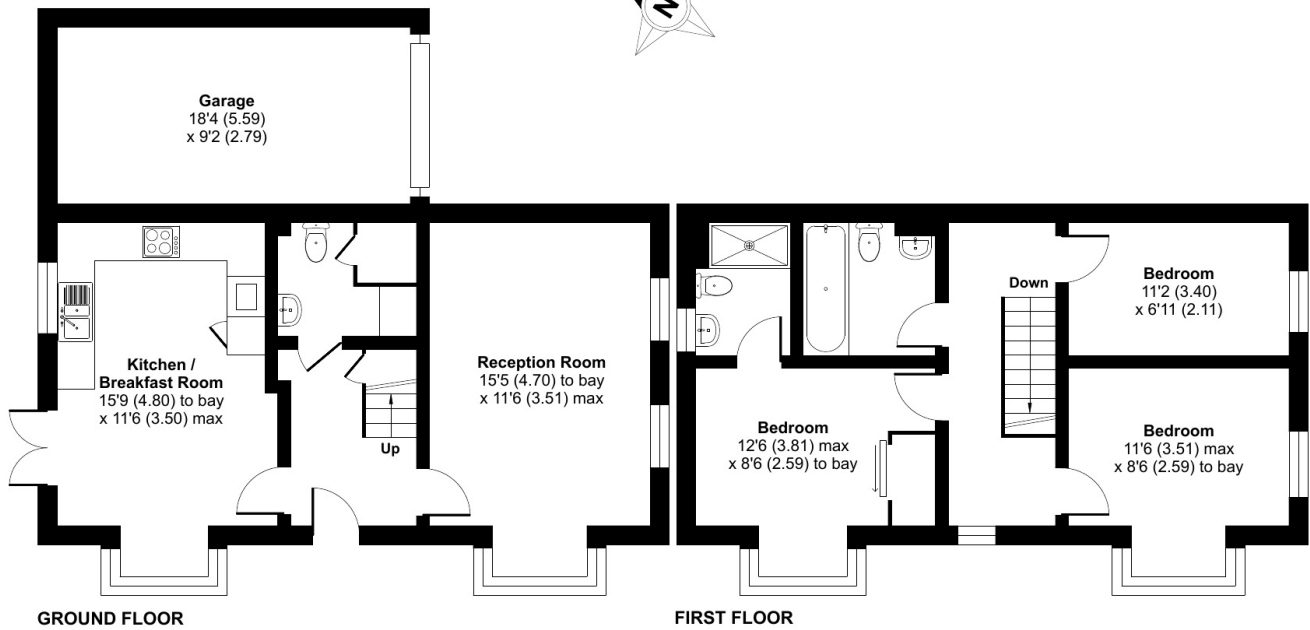
Bindery Walk, Bristol, BS39

Approximate Area = 1022 sq ft / 94.9 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1191 sq ft / 110.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1168045

MIDSOMER NORTON OFFICE

Telephone 01761 411010

14, High Street, Somerset BA3 2HP

midsomernorton@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

