

Salisbury View

Paulton , BS39 7RL

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£450,000 Freehold

Set in the desirable village of Paulton, sits this spacious three/four bedroom detached family home. The home sits on a large plot and briefly comprises of three/four bedrooms, two reception rooms, an extended kitchen/diner with a downstairs shower room and w/c, three double bedrooms, a family bathroom and a study/media room.

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ACCOMMODATION

Entering through the front door of the property you are invited through a hallway which takes you into one of two reception rooms. The reception rooms which are both currently used as sitting rooms are well sized and have the benefit of large windows to the front, a gas fire, which is currently not in use, and the rooms have an open plan feel. Towards the rear of the home is the magnificent kitchen/diner which has been extended to include a utility room and a downstairs shower room with w/c. The kitchen/diner has a superb range oven and gas stove, a microwave oven and plate warmer and an integrated dishwasher. The ground floor of the accommodation also boasts a study/media room which has previously been used as a bedroom to allow for ground floor living. The upstairs of the property hosts a large landing area, three double bedrooms, a family bathroom with his and hers wash basins and a large spa bath. There is loft space and it is currently being used as storage.

The home benefits from cable internet throughout which suits working from home or family life where many devices may be connected. A hive system is installed throughout which can be remotely controlled for heating, lights and plug sockets.

OUTSIDE

This family home sits on a large plot with amazing potential for a purchaser to put their own stamp on it and create their perfect family home. A long driveway to the side of the property leads up to the rear of the home and a large single garage. A good sized garden shed completes the outbuildings for this property. The back of the property is currently concreted however there is potential to create your own private rear garden.

Council Tax - Band D - BANES

LOCATION

Paulton is a large village located to the north of the Mendip Hills and is one of the largest in Bath & North East 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.

AGENTS NOTE

There is currently shared access to the front section of the way driveway to this property for the neighbouring house to use it as a turning circle. No parking or blocking of the driveway is permitted however the front portion of the driveway may be used as a turning circle.

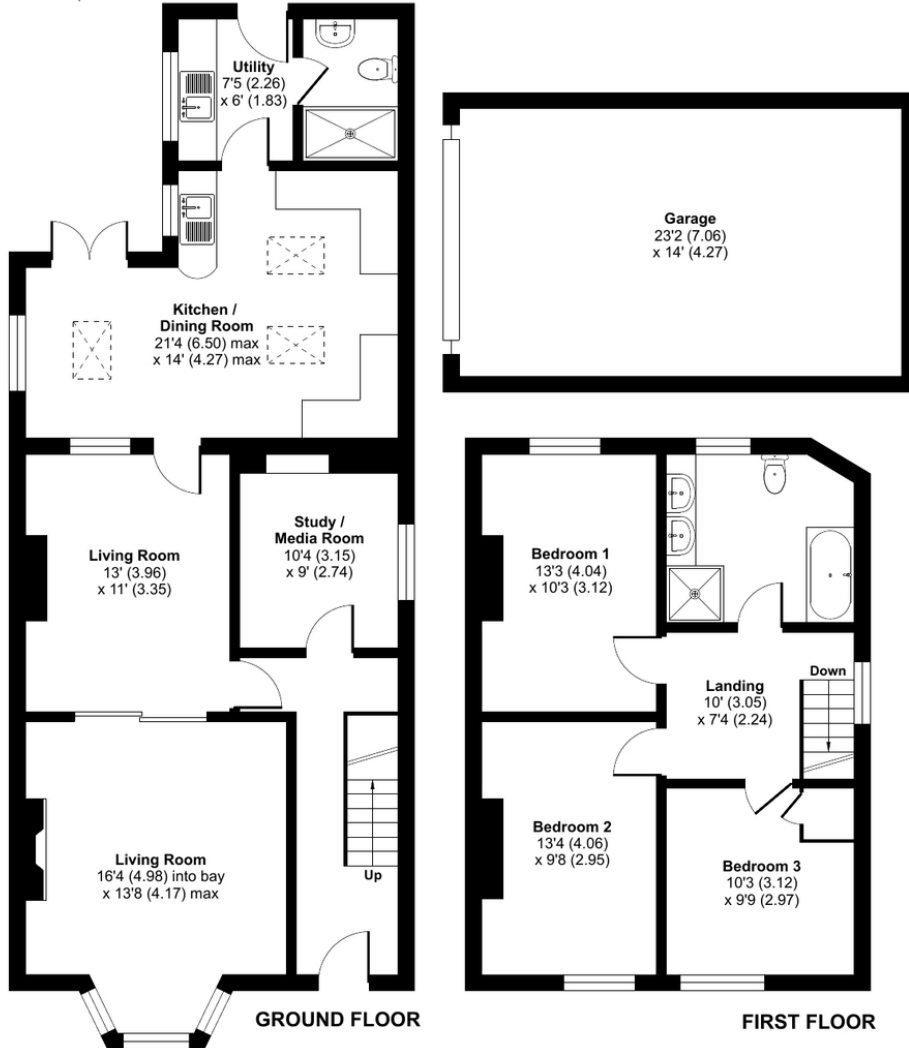




Salisbury Road, Paulton, Bristol, BS39

Approximate Area = 1741 sq ft / 162 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Cooper and Tanner. REF: 938787

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