

Somerset Way

Paulton, Bristol, BS39 7YX

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:



£349,950 Freehold

A superb two bedroom detached bungalow, located in a quiet cul de sac location and being offered for sale with no onward chain. The property offers a single garage with driveway parking to the front and gardens to the front and rear. Viewing comes highly recommended.

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DESCRIPTION

A superb two bedroom detached bungalow, located in a quiet cul de sac location and being offered for sale with no onward chain. The property offers a single garage with driveway parking to the front and gardens to the front and rear. In brief the accommodation comprises a front entrance door leading into the entrance porch with door into the hallway. There is a kitchen/diner which has a range of fitted wall and base units with integrated oven and hob with further space for appliances. The sitting room is located to the rear of the bungalow and has sliding patio doors leading into the conservatory which overlooks the garden. From the hallway doors lead to the main bedroom with en-suite shower room and fitted wardrobes, a further bedroom with fitted wardrobes and a bathroom. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

The property is approached over a shared driveway which leads to the single garage and parking. There are low maintenance gardens to the front with a selection of mature shrubs and bushes with pathways leading to the front entrance. Side access via a personal gate leads through to the enclosed garden at the rear of the property. The gardens are encompassed by fencing and predominantly laid to lawn with a paved seating area,

flowerbeds and borders housing a selection of plants, shrubs and bushes, a wooden garden shed and a door into the side of the garage.

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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Somerset Way, Paulton, Bristol, BS39

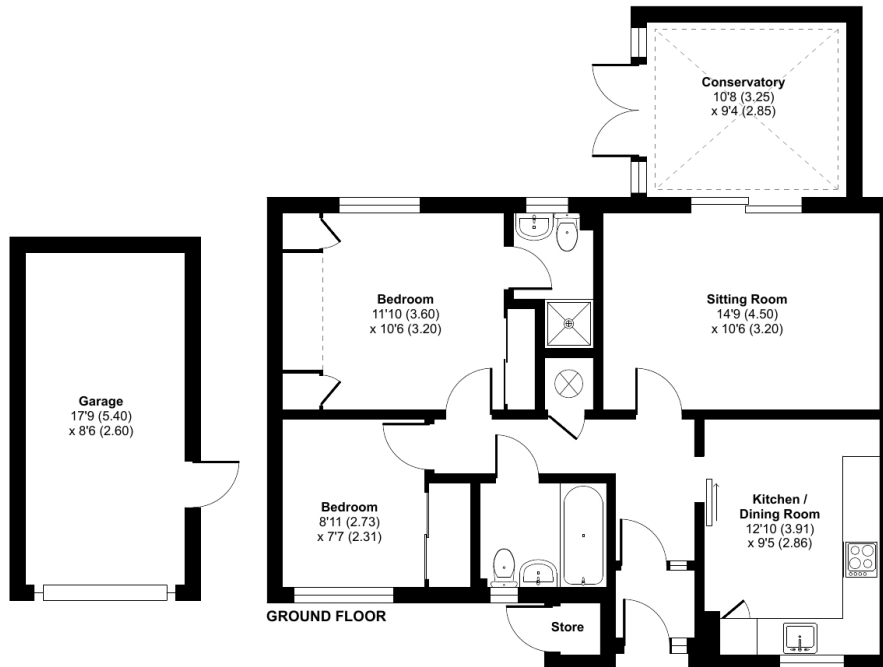
Approximate Area = 788 sq ft / 73.2 sq m

Garage = 151 sq ft / 14 sq m

Store = 6 sq ft / 0.5 sq m

Total = 945 sq ft / 87.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1321556

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