

13 Mendip Close

Paulton, BS39 7SY

COOPER
AND
TANNER



£340,000 Freehold

A Flower & Hayes built semi-detached bungalow which has been extended and the internal accommodation reconfigured by the current owner to offer flexible accommodation for 2/3 bedrooms or 1/2 reception rooms. The property has a larger than average garage, private driveway, and delightful enclosed rear garden, and is situated in a private cul-de-sac of three other properties.

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ACCOMMODATION

The accommodation comprises an Entrance Hallway with built-in storage cupboard, sitting room/Bedroom 3 with feature fireplace, Bedroom Two to the front, and door to kitchen leading to the spacious Lounge/Dining room which is an extension to the original build. The master bedroom has built-in wardrobes with mirror-fronted sliding doors. There is a three piece Bathroom suite.

The property is double glazed and gas centrally heated via the Vaillant combination boiler which is situated in the larger than average Garage in the utility area to one side. There is a stable-type door & window to the rear garden.

OUTSIDE

The property is approached via a private drive (shared with three other properties) and has a large frontage which is mainly laid to lawn with a shrub/flower border to one side, and off-road parking for up to 3 cars, leading to the larger than average garage which measures (19'3"x12'4").

The rear garden is fully enclosed and mainly laid to lawn with a paved patio area, delightful flower & shrub beds, established trees, garden shed, with fenced off hardstanding to one side.

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

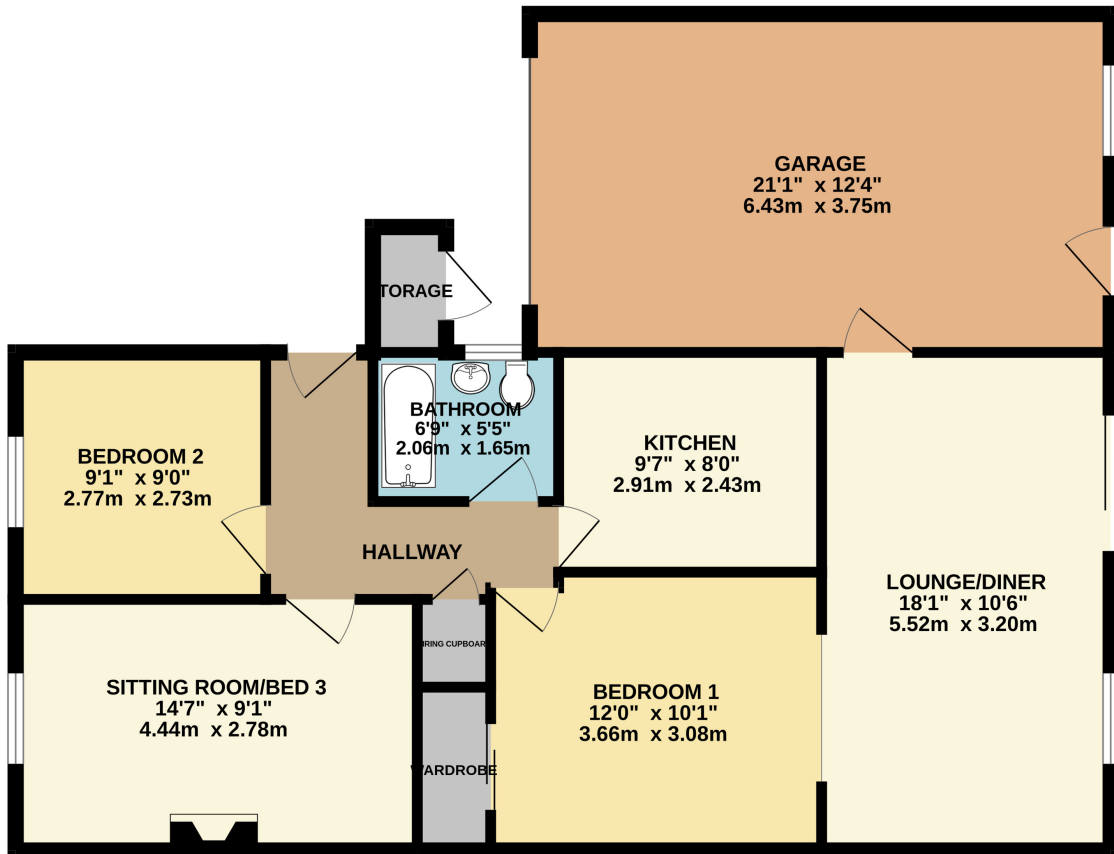
There is a restrictive covenant for the parking of caravans.

Council Tax - BANES - Band 'C'





GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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