

Winterfield Park

Paulton, Bristol, BS39 7RY

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:



£285,000 Freehold

3 1 1 EPC D

Description

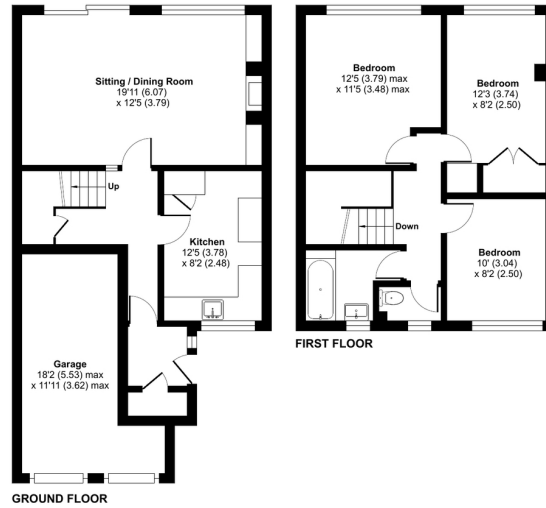
A well presented three bedroom mid terrace house located in a cul-de-sac position within the sought after village of Paulton. The property has easy access to the village school and benefits from a garage, driveway parking and an enclosed garden. In brief the accommodation comprises an entrance hall with a turning staircase rising to the first floor landing, kitchen with a range of fitted wall and base units with worktops over and space for appliances, light and airy lounge/diner with sliding patio doors on to the garden and a feature fireplace with shelving and storage to either side. To the first floor there is a landing, three bedrooms and a bathroom with separate WC. Internal viewing comes highly recommended.



Winterfield Park, Paulton, Bristol, BS39



Approximate Area = 991 sq ft / 92 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1151 sq ft / 106.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). ©richrecom 2025. Produced for Cooper and Tanner. REF: 1303645



Features

- Well presented mid terrace home
- Cul-de-sac location
- Garage and parking
- Enclosed gardens to the rear
- Lounge/diner
- Kitchen
- Three bedrooms
- Bathroom with separate WC
- Village location
- Viewing recommended

Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating D

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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

