



Westbrook House, 1 Trinity Close, Paulton BS39 7LA

£515,000 Freehold

COOPER
AND
TANNER



Westbrook House, 1 Trinity Close Paulton BS39 7LA

 3  1  2 EPC C

£515,000 Freehold

Description

Welcome to this stunning property, where you will enter through the front door into a spacious entrance hall. The entrance hall is airy and bright, creating a warm and welcoming atmosphere. On your left, you will find a cloakroom/WC. Underneath the stairs is a storage area, ideal for storing shoes, coats, and other household items.

Featuring stone mullioned windows the south and west the Lounge is flooded with natural light. Tucked away is a bespoke built-in Ash wood computer cupboard, ideal for home office working. The west facing windows are covered with plantation blinds and the south facing is on a remote controlled roller blind.

The south facing Kitchen/Dining/Family room features mullioned windows and bi-fold doors leading to the patio. An antiglare and heat film has been applied to the lantern roof. Externally, over the bifolds, is a zinc galvanised canopy. Remote controlled blinds are fitted to the bifolds and kitchen window. The patio is paved with non-slip porcelain tiles and leads onto the garden.

A bespoke Kitchen is crafted from solid wood, partially painted and contrasted with attractive solid Walnut cabinets, storage and worktops. The

undermounted sinks are antibacterial solid copper and an Aquabion water softener has been fitted below the sinks. A Walnut Granite topped butcher's block, with vegetable baskets, is on castors so can be moved to suit

All appliances are high quality and integrated. A utility room houses the gas boiler and further storage.

On the first floor are three double bedrooms. The en-suite and bathroom have both been refurbished with high quality sanitaryware and porcelain tiles to walls and floor. Magnifying mirrors are fitted in both areas.

The main bedroom has fitted furniture and the second bedroom has a wall of built-in storage.

Velux windows, with rain sensors and blackout blinds operated by remote control, have been fitted to all windows upstairs. Light fittings in lounge, stairwell and bedrooms are bespoke.









Outside

This stunning property offers allocated parking for two vehicles to the side of the house, ensuring convenient and secure off-road parking. The exterior of the property is immaculately presented, with decorative slate laid to the front and side, adding to the property's charm and character. A wooden gate leads to the outhouse and bin storage area, providing practical and discreet storage solutions. The garden is equally impressive, with a narrow flower bed, wooden planters complete with copper beech hedging, and an outside tap and electrical point for outdoor convenience. The garden offers a degree of privacy and is not overlooked.

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. 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. 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.



Local Information Paulton

Local Council: Bath and North East Somerset

Council Tax Band: E

Heating: Gas fired central heating

Services: Gas, Electricity, Water and Drainage

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Bath Spa
- Bristol Temple Meads



Nearest Schools

- Paulton
- Midsomer Norton



FROME OFFICE
 telephone 01373 455060
 6 The Bridge, Frome, Somerset BA11 1AR
frome@coopertanner.co.uk

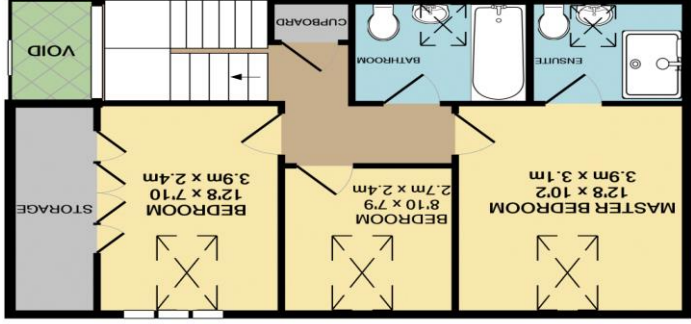
**COOPER
 AND
 TANNER**



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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix ©2020

1ST FLOOR



GROUND FLOOR

