



3 High Acre, Paulton, Bristol BS39 7RS



£665,000 Freehold

COOPER  
AND  
TANNER



# 3 High Acre Paulton, Bristol BS39 7RS

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 4  2  1  2.28 acres EPC D

£665,000 Freehold

## Description

A substantial detached bungalow located within the popular village of Paulton. The property offers spacious, light and airy accommodation and sits within its own gardens and grounds of approximately 2.28 acres. This much-loved property offers a wonderful opportunity for the growing family with further potential to extend, subject to the necessary planning permissions being sought. In brief the accommodation comprises entrance hall, dual aspect sitting room with a feature fireplace and french doors out on the paved terrace, dining room leading into the kitchen which has a range of fitted wall and base units with integrated appliances and space for a range cooker and a utility room off giving access to the car port. There are four good size bedrooms and a bathroom with separate shower cubicle.

## Outside

To the front of the property there is a good size block paved driveway providing parking for several vehicles, an attached garage and covered car port. The gardens to the side and rear are predominantly laid to lawn with a large, terraced seating area, wooden sheds, greenhouse, mature borders housing a variety of plants and shrubs and all being encompassed by fencing and walling. At the bottom of the garden, a five-bar wooden gate leads into the paddock.

## 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

E

## Agents Note

Buyers are to be made aware that there is a 12% overage clause on the land for any future residential development.











## Local Information Paulton

**Local Council:** Bath and North East Somerset

**Council Tax Band:** E

**Heating:** Gas fired central heating

**Services:** Drainage, Water, Gas and Electric

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads



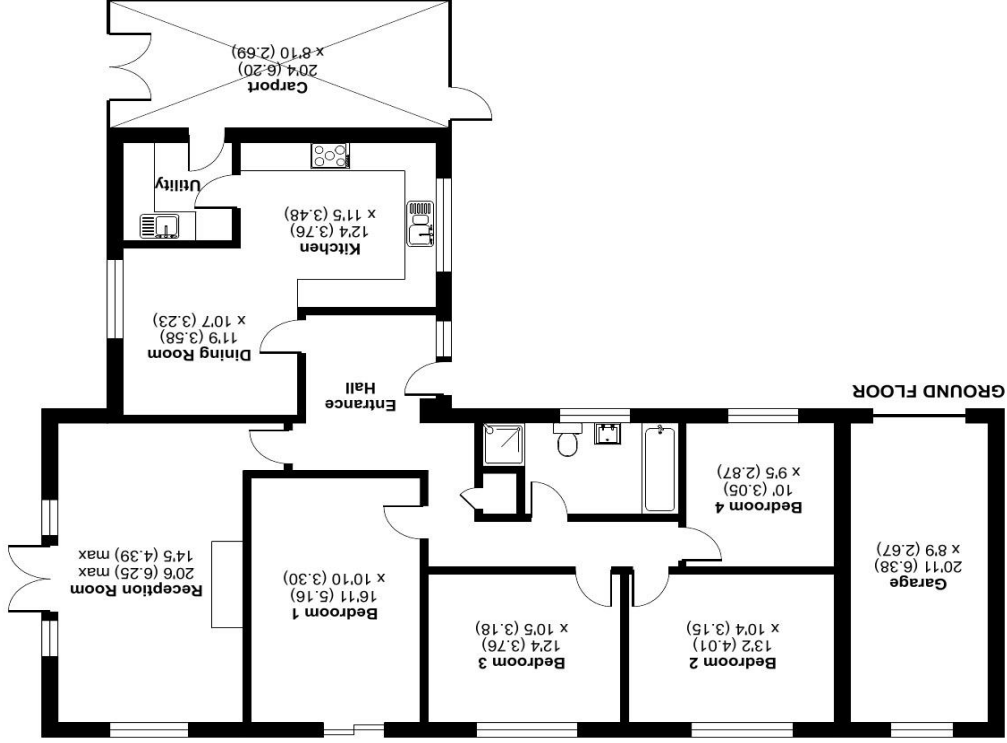
### Nearest Schools

- Paulton Infant and Junior Schools
- Midsomer Norton

# High Acre, Paulton, Bristol, BS39

Approximate Area = 1424 sq ft / 132.3 sq m  
 Garage = 184 sq ft / 17.1 sq m  
 Total = 1608 sq ft / 149.4 sq m

For identification only - Not to scale



**Certified Property Measurer**  
 RICS  
 International Property Measurement Standards (IPMS2 Residential). © nktbecom 2023.  
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