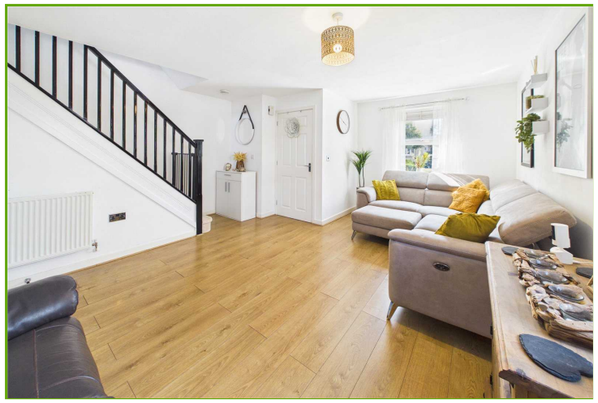
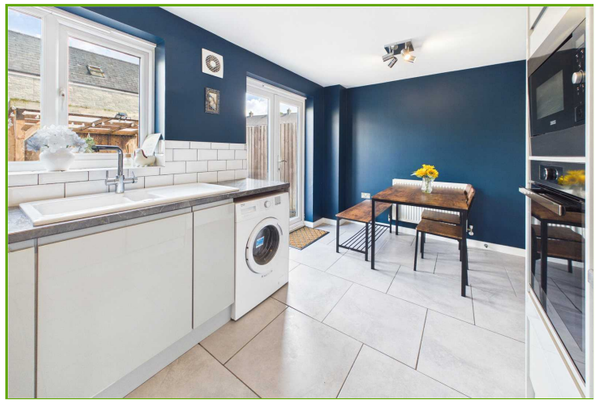
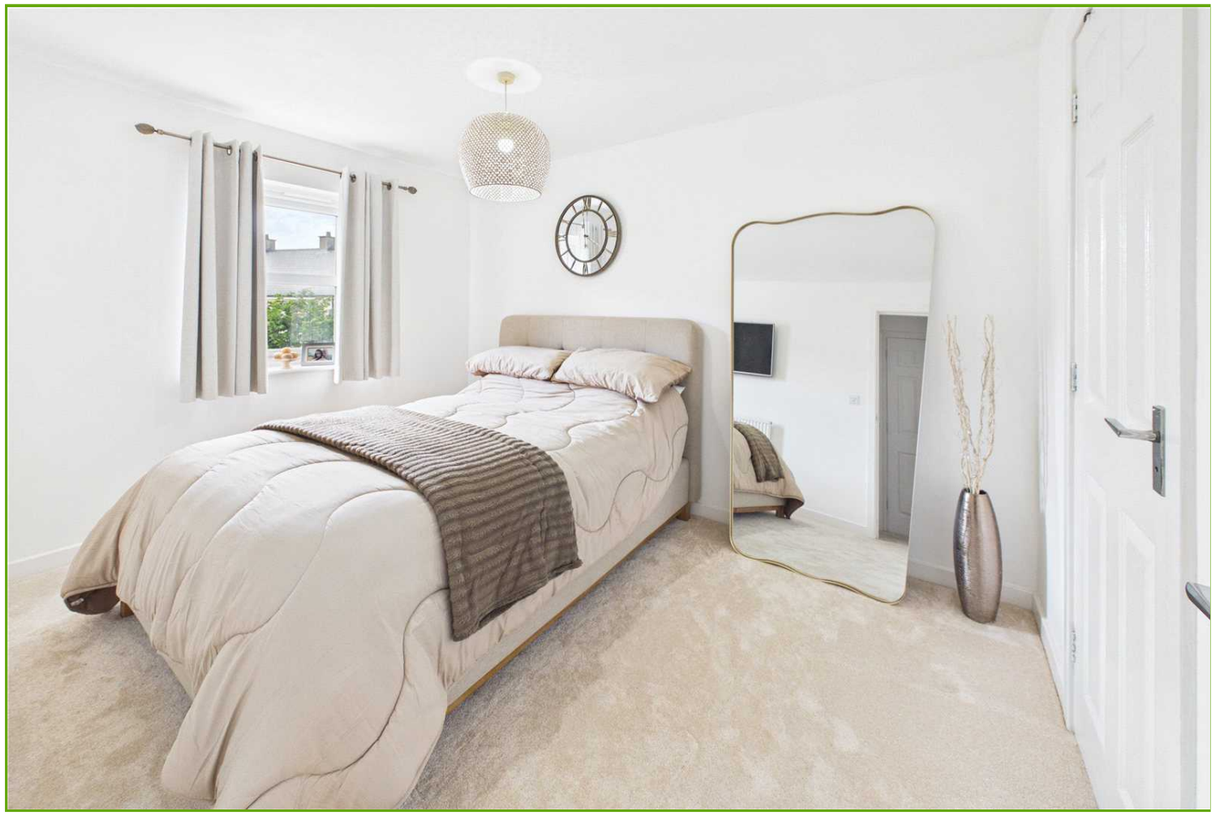
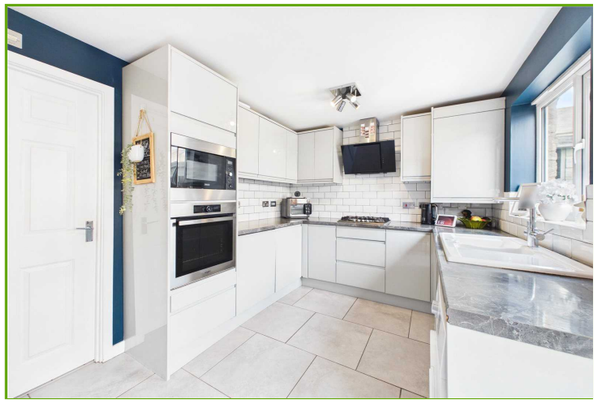
















38 Purnell Way, Paulton, Bristol,
Somerset, BS39 7AB

Offers in excess of: £280,000

Tenure: Freehold

YOUR MOVE
Bailey & Bryant

your-move.co.uk

The Property Ombudsman

38 Purnell Way, Paulton, Bristol, Somerset, BS39 7AB

Offers in excess of: £280,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C
Local Authority: Bath and North East Somerset Council

Other important information which you will need to know about this property can be found at your-move.co.uk

*A LOVELY FAMILY HOME IN POPULAR VILLAGE
*THREE WELL PROPORTIONED BEDROOMS
*TASTEFULLY DECORATED THROUGHOUT
*SPACIOUS SITTING ROOM
*FANTASTIC KITCHEN/DINING ROOM
*ENCLOSED GARDENS
*PARKING FOR TWO CARS
*HIGHLY RECOMMENDED

Description
We are delighted to offer this exceptionally smart end of terrace family home situated on this popular development in the village of Paulton. The tastefully presented living accommodation comprises on the ground floor an entrance hall, cloakroom/WC, a dual aspect spacious sitting room and a contemporary fitted kitchen/dining room with French doors leading directly onto the rear garden. On the first floor there is the family bathroom and three bedrooms, the main bedroom having built in wardrobes and an en-suite shower room. Other features include a gas central heating system and PVCu double glazing. Outside there is a lawned front garden and fully enclosed, low rear garden. In addition to the above there is also off street parking at the rear of the house for two cars. This really is a lovely home that is sure to impress all who view. Highly recommended.

Directions
From Midsomer Norton proceed to Paulton via Phillis Hill and turn left and the mini roundabout by the Red Lion pub into Church Street. Turn right at the next mini roundabout into Purnell Way. Follow the road around to the right, past the turning for Williams Green.

The property can be found further along on the right hand side, just prior to Weir Close.

Entrance Hall
Double glazed composite front door to the entrance hall with a single radiator and timber laminate flooring.

Cloakroom/WC
Low level w.c., pedestal hand wash basin, tiled splashback, single radiator, extractor fan, timber laminate floor.

Sitting Room
PVCu double glazed windows to the front and side, timber laminate floor, television point, telephone point, stairs to first floor landing, two single radiators.

Kitchen/Dining Room
PVCu double glazed window and French doors to rear, fitted with a range of matching base and wall units, one and half bowl ceramic sink unit with an instant hot water tap, integrated fridge and freezer, built in electric oven, microwave and gas hob, gas boiler supplying central heating and hot water, tiled floor, double radiator, understairs cupboard with power point, extractor fan.

First Floor Landing
Airing cupboard, access to a part boarded loft via a drop down ladder, single radiator.

Bedroom One
PVCu double glazed window to front, single radiator, built in wardrobes.

En Suite Shower Room
Shower cubicle with electric shower, pedestal hand wash basin, low level w.c., tiled splashbacks, extractor fan, single radiator, shaver socket.

Bedroom Two
PVCu double glazed window to rear, single radiator.

Bedroom Three
PVCu double glazed window to front, single radiator, coved ceiling.

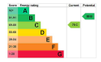
Bathroom
PVCu double glazed window to rear, white suite comprising panelled bath with mixer tap shower over, pedestal wash hand basin, low level w.c., double radiator, tiled splashbacks.

Front Garden
Part enclosed by hedgerow, mainly laid to lawn, outside light.

Rear Garden
Enclosed by fencing, mainly laid to paved patio, outside tap and power point, rear pedestrian access leading to the parking at the rear.

Driveway
Located to the rear of the property allowing off street parking for two cars plus an EV charging point.

AGENTS NOTE
Please be advised there is a management fee payable towards the upkeep of the development. Please contact agent for more details.



For full EPC please contact the branch.



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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.