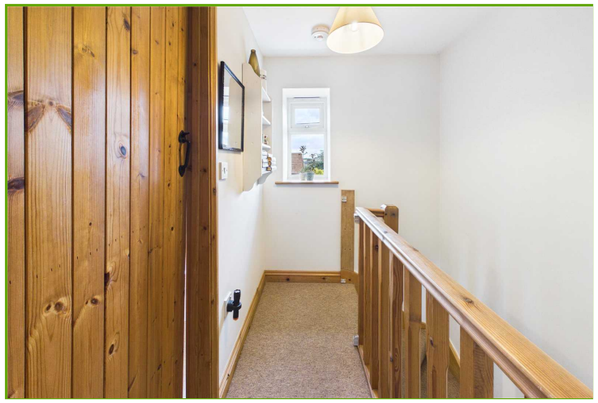
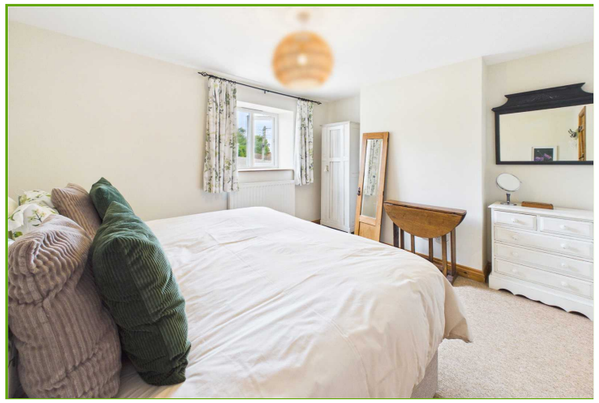
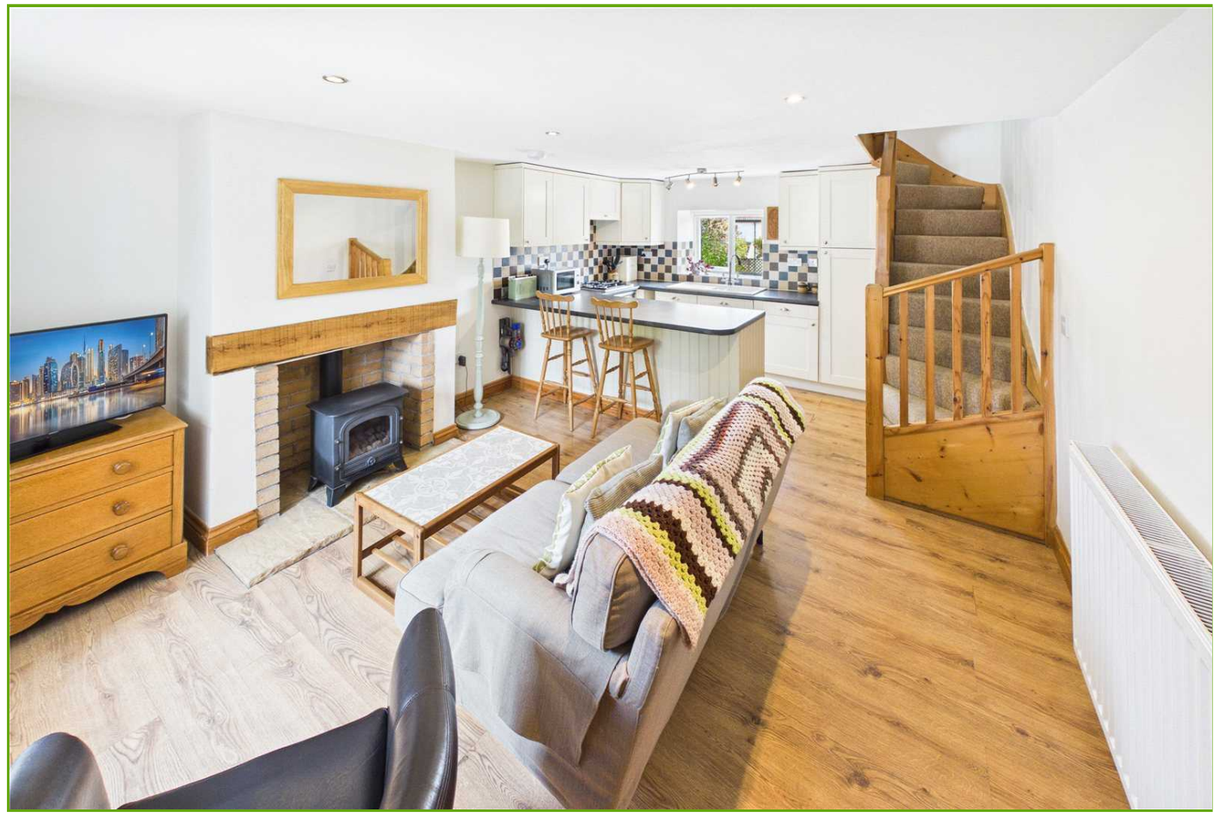
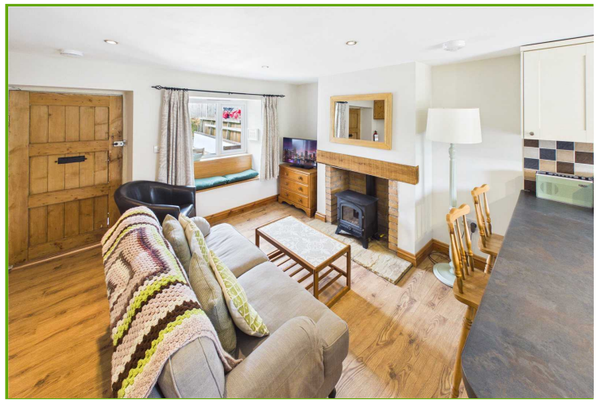
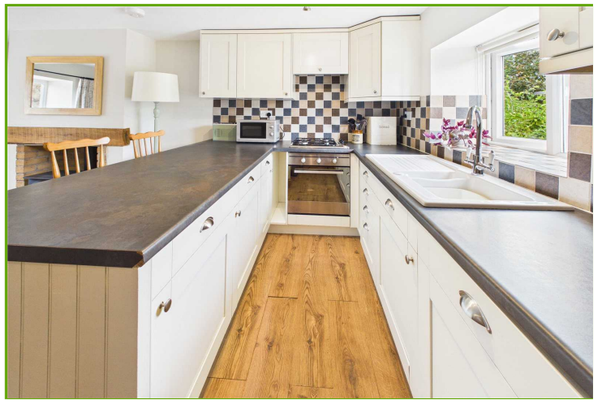


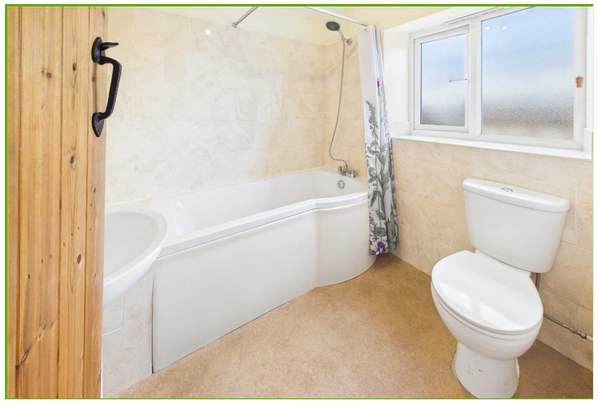














3 The Folly, Brittens Hill, Paulton,
Bristol, BS39 7PQ

Asking Price: £215,000

Tenure: Freehold

YOUR MOVE
— Bailey & Bryant —

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The Property Ombudsman

3 The Folly, Brittens Hill, Paulton, Bristol, BS39 7PQ

Asking Price: £215,000 Tenure: Freehold

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

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

*DELIGHTFUL TERRACED COTTAGE
*NO ONWARD CHAIN
*SUPERB ORDER THROUGHOUT
*ONE DOUBLE BEDROOM
*OPEN PLAN SITTING ROOM/KITCHEN
*LOW MAINTENANCE GARDEN
*IDEAL FIRST TIME BUYERS HOME
*GREAT BUY TO LET INVESTMENT
*HIGHLY RECOMMENDED

Description

The exceptionally well presented terraced cottage is situated in an elevated position in the popular village of Paulton, ideally placed for commuter routes to both Bath and Bristol. The light and airy living accommodation comprises on the ground floor a welcoming entrance porch that leads into a delightful open plan sitting room/kitchen, complete with a host of built in appliances. On the first floor is a landing with a drop down ladder to a boarded loft, large enough for conversion subject to the necessary planning consents being obtained, a good size double bedroom and a modern bathroom. Other features include a gas central heating system and PVCu double glazing. Outside there is a low maintenance garden, ideal for busy people. This really is a lovely home that would make a great home for a first time buyer or those looking to downsize but could equally make a superb buy to let for an investor. An early internal viewing of this fine home cannot be recommended highly enough.

Directions

From Midsomer Norton proceed to Paulton via Phillis Hill. Turn right just before the petrol station into Ham Lane and continue along this road into Brittens Hill. The Folly can be found further along on the right hand side.

Entrance Porch

PVCu double glazed door to entrance porch with a PVCu double glazed window to the side, timber laminate flooring, wooden door leading to:-

Open Plan Sitting Room/Kitchen

PVCu double glazed window to front with a window seat, television point, timber laminate flooring, log burner style gas fire, double radiator, leading to the kitchen area.

Kitchen Area

PVCu double glazed window to rear, range of matching base and wall units, rolled edge work surfaces, ceramic one and a half bowl sink unit, tiled splash backs, electric oven and gas hob with extractor hood above, integrated fridge and freezer, integrated washing machine, return stairs to first floor landing with an understairs cupboard.

Landing

PVCu double glazed window to rear, access via a drop down ladder to the extensively boarded loft with power and lighting, a skylight to the rear and housing the gas combi boiler supplying central heating and hot water.

Bedroom

PVCu double glazed window to the front, single radiator.

Bathroom

PVCu double glazed window to the rear, white suite comprising panelled bath with a mixer tap shower, pedestal wash hand basin, low level w.c., tiled splashbacks, extractor fan, towel rail radiator.

Garden

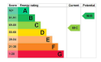
Enclosed by boundary wall and fencing, mainly laid to chippings with circular paved patio area.

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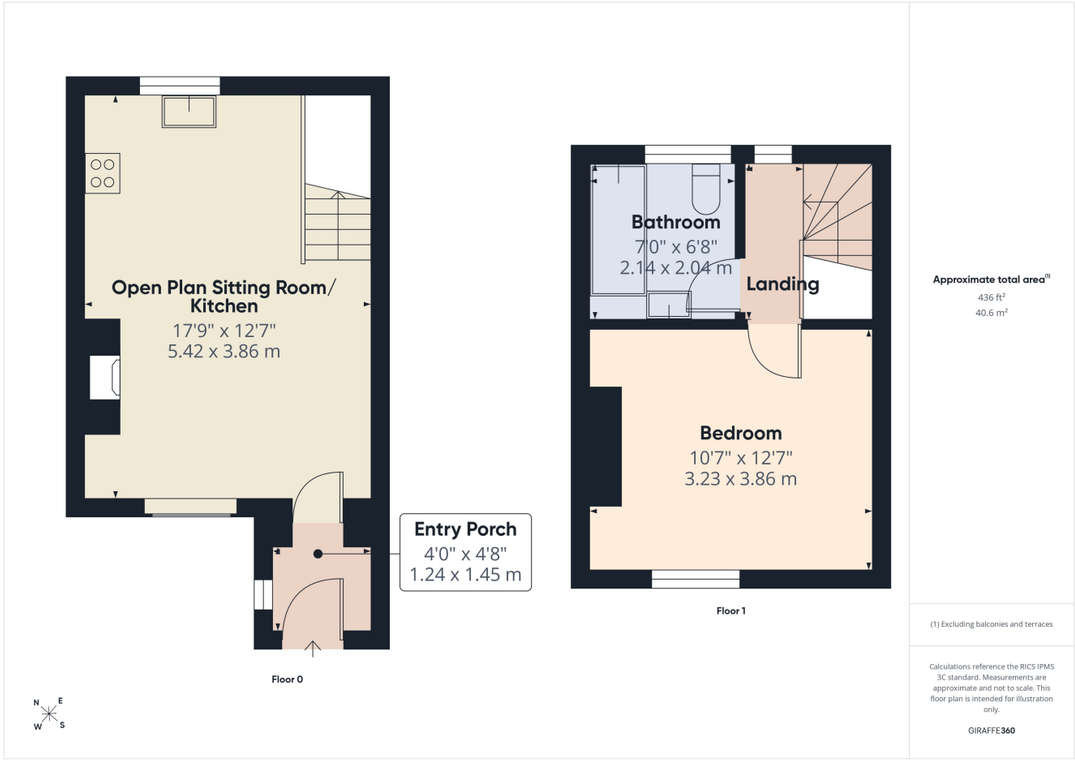
All Measurements
All Measurements are Approximate.

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

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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.