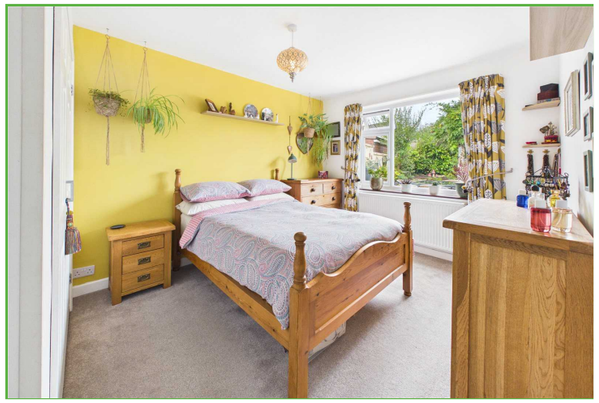




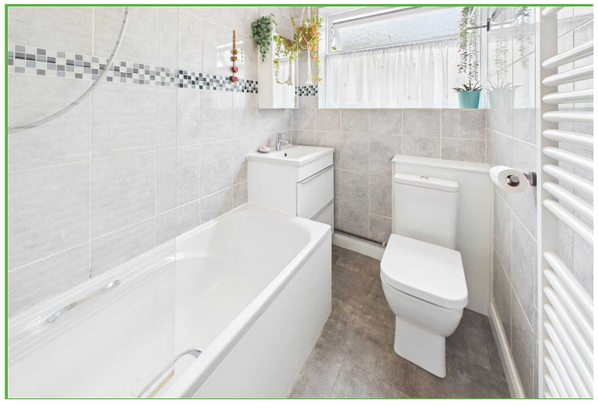












14 Valley View Road, Paulton,
Bristol, Somerset, BS39 7QA

Offers Over: £315,000

Tenure: Freehold

YOUR MOVE
— Bailey & Bryant —

your-move.co.uk

The Property Ombudsman

14 Valley View Road, Paulton, Bristol, Somerset, BS39 7QA

Offers Over: £315,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: A
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

*STUNNING SEMI DETACHED BUNGALOW
*INCREDIBLY ENERGY EFFICIENT!
*AIR SOURCE HEAT PUMP & SOLAR PANELS
*THREE BEDROOMS
*MODERN KITCHEN & BATHROOM
*VIEWING VERY HIGHLY RECOMMENDED

Description

Presenting this beautifully presented three-bedroom semi-detached bungalow situated in the heart of the well regarded village of Paulton. The property has clearly been loved by the current owner who has carried out a whole host of improvements to their home. Comprising bright, airy and deceptively spacious accommodation throughout; this home is unrivalled in its energy efficiency with an incredibly rare EPC rating of "A" thanks to solar panels and air source heating. The rear garden space and driveway parking here is also ideal, summarising an already amazing home perfectly. We highly recommend an early viewing to discover more!

Directions

From Midsomer Norton proceed to Paulton via Phillis Hill. Turn right by the petrol station into Ham Lane which leads into Britten's Hill. Take the first turning on the left into Wallenge Drive and then first left again into Valley View Road. The property can be found further along on the right hand side.

Entrance Hall

PVCu double glazed door at the side leading to the entrance hall with a double radiator and access to part boarded loft via a drop down ladder, built in cupboard.

Sitting Room

PVCu double glazed window to front, double radiator, coved ceiling, television point.

Kitchen

PVCu double glazed window to side and a PVCu double glazed door to rear, matching base and wall units, ample work surfaces, stainless steel single drainer sink unit, tiled splashbacks, plumbed for dishwasher and washing machine, space for fridge freezer, extractor fan, electric double oven, induction hob, towel rail radiator.

Bedroom One

PVCu double glazed window to rear, double radiator, built in wardrobes.

Bedroom Two

PVCu double glazed window to front, double radiator.

Bedroom Three

PVCu double glazed window to side, single radiator.

Bathroom

PVCu double glazed window to rear, white panelled bath with electric shower above, wash hand basin with vanity unit below, low level WC, towel rail radiator.

Front Garden

Open plan, brick paved and with various trees and shrubs.

Rear Garden

Enclosed by boundary walls and fencing, mainly laid to paved and timber decked patio areas, raised vegetable patch, pergola, side pedestrian access, two timber sheds both with power, outside tap, air source heat pump.

Drive

At the front and side of the property allowing off street parking for two to three cars.

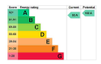
We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company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

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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.

