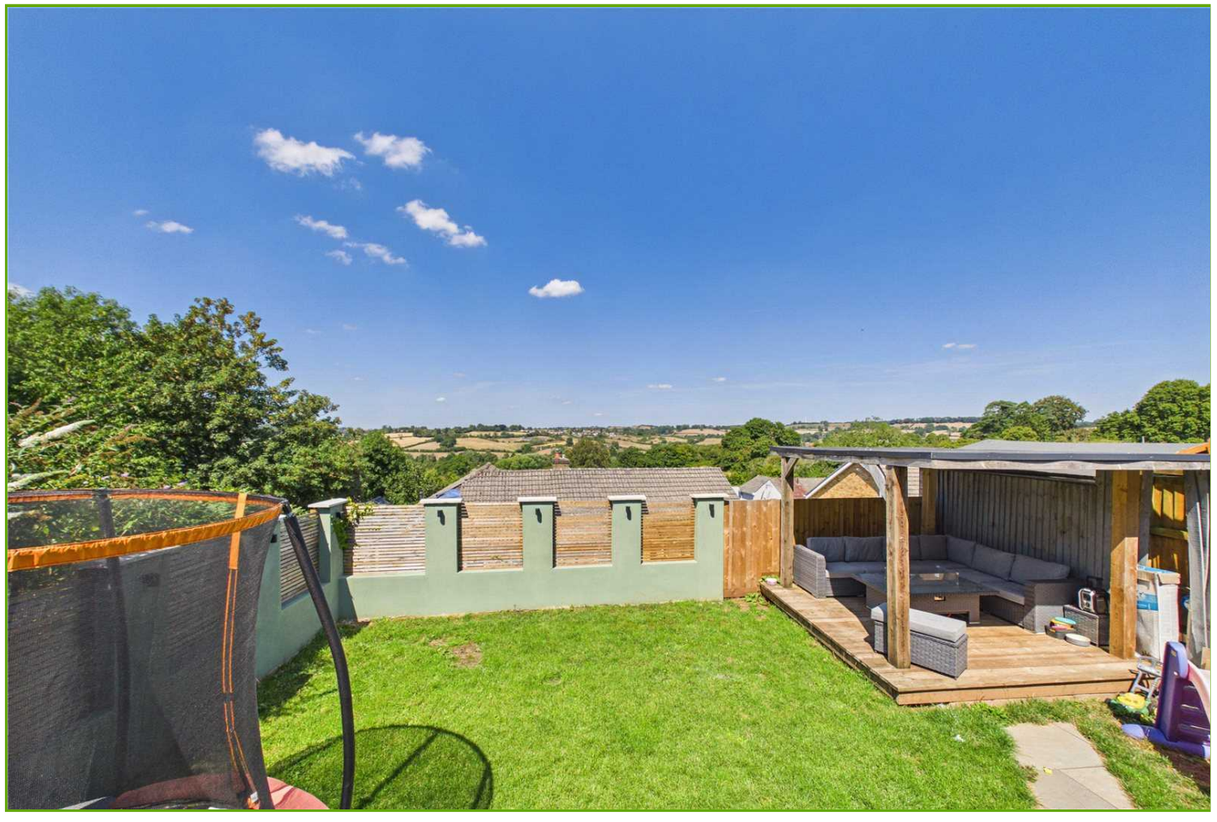


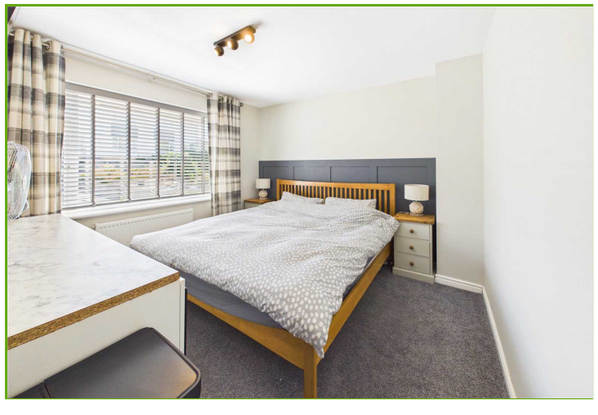














43 Gregorys Tyning, Paulton,
Bristol, Somerset, BS39 7PP

Asking Price: £345,000

Tenure: Freehold

YOUR MOVE
Bailey & Bryant

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The Property Ombudsman

43 Gregorys Tyning, Paulton, Bristol, Somerset, BS39 7PP

Asking Price: £345,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: D
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

*SUPERB SEMI DETACHED HOME
*FAR REACHING VIEWS AT THE REAR
*THREE GOOD SIZE BEDROOMS
*OPEN PLAN KITCHEN/DINING ROOM
*DELIGHTFUL LANDSCAPED REAR GARDEN
*GARDEN ROOM/OFFICE
*GARAGE & DRIVE
*HIGHLY RECOMMENDED

Description
We are delighted to offer this spacious semi detached family home in the popular village of Paulton, ideally located for commuter routes to both Bath and Bristol and that also boasts amazing views to the rear. The light and airy living accommodation is decorated in a contemporary style and comprises on the ground floor a welcoming entrance hall, an open plan sitting room that leads into a fitted kitchen/dining room with a door to the rear garden. On the first floor there are three well proportioned bedrooms and a modern family bathroom. Other features include a gas central heating system and PVCu double glazing. Outside there is a fantastic split level rear garden that is surprisingly with a large patio area and a further covered decked patio and also an outdoor kitchen style BBQ area. In addition to the above there is also an outdoor office built at the back of the garage, currently used as a small gym but could easily suit those who work from home. At the front there is a brick paved drive allowing off street parking for one car that leads to a single garage with an electric roller door. There is also a further tarmac hardstanding at the front that could provide more parking subject to getting permission to drop the kerb. This is a lovely home in a well regarded road and an early internal viewing cannot be recommended highly enough!

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

Entrance Hall
PVCu double glazed door to the entrance hall, PVCu double glazed window to front, timber laminate flooring, single radiator, return stairs to first floor landing, understairs cupboard.

Open Plan Kitchen/Dining Room
Three PVCu double glazed windows to rear, PVCu double glazed doors to rear and side, matching base and wall units, ample work surfaces, gas boiler supplying central heating and hot water, one and a half bowl sink unit, electric double oven, electric hob, timber laminate flooring, column radiator, extractor hood, integrated washing machine and dishwasher, Island unit with a breakfast bar, opening to the sitting room.

Sitting Room
PVCu double glazed window to the front, timber laminate flooring, double radiator, electric feature fireplace.

Landing
PVCu double glazed window to side, loft access via a drop down ladder.

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

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

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

Bathroom
PVCu double glazed window to rear, panelled bath with twin head shower above, wash hand basin with vanity unit below, low level WC, tiled walls and floor, extractor fan, towel rail radiator.

Front Garden
Part enclosed by boundary wall, mainly laid to tarmac.

Rear Garden
Enclosed by fencing, arranged on two tiers with timber decked patio area, remainder laid to lawn, further decked area under a pergola, outdoor kitchen area with barbeque and hot tub, side pedestrian access.



For full EPC please contact the branch.

Outdoor Garden Room
Built at the rear of the garage and with PVCu double glazed French doors, power and lighting.

Drive
Brick paved drive providing off street parking for one car and leading to the garage.

Garage
Electric roller door, power and lighting, base and wall units, rolled edge work surfaces.

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All Measurements
All Measurements are Approximate.

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



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