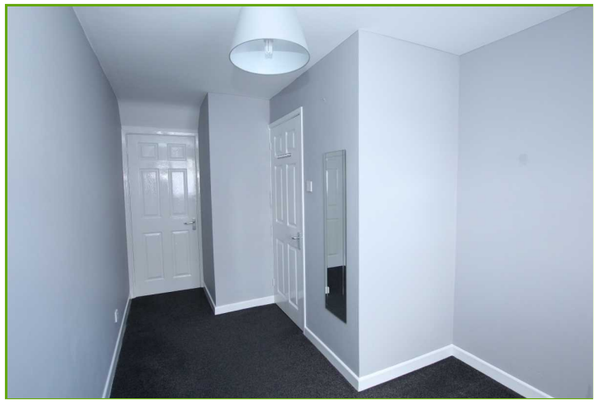


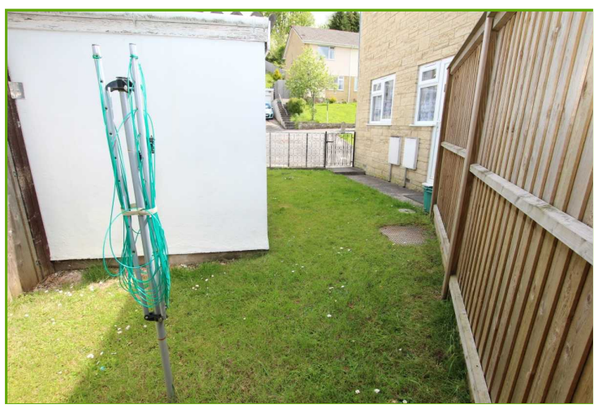


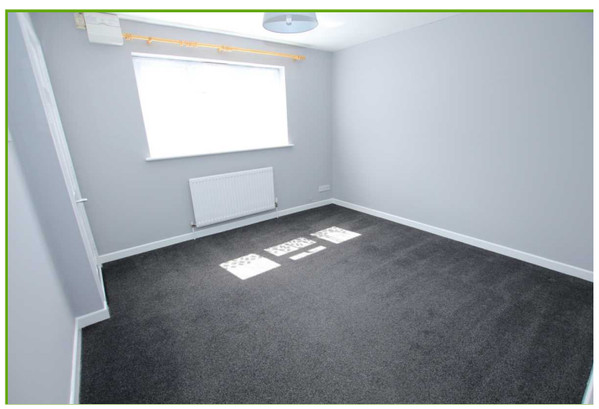












Flat 1 Sharlton Place, Somerset Way, Paulton, Bristol, BS39 7YU

£850 per month

Unfurnished

YOUR MOVE
Bailey & Bryant

your-move.co.uk

The Property Ombudsman

Flat 1 Sharlton Place, Somerset Way, Paulton, Bristol, BS39

£850 per month Unfurnished

Council Tax Band: A
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

This very well presented purpose built ground floor flat is situated in the popular village of Paulton. The accommodation comprises a light and airy sitting room, a new fitted kitchen with direct access to the rear garden, a bedroom with a built in cupboard and a modern bathroom. Further features include include a gas central heating system and PVCu double glazing. Outside there is a small lawned garden and allocated parking for one car. EER = C74. Full EPC available on request.

Directions
From Midsomer Norton proceed to Paulton via Phillis Hill. Turn right by the petrol station into Ham Lane and then take the first turning on the left into Brookside. Somerset Way is the second turning on the left and the property can be found immediately on the right.

Entrance Hall
Communal door to entrance hall, front door to:

Sitting Room
11'1" x 9'3" (3.38m x 2.82m)
PVCu double glazed window to front, single radiator, television point, airing cupboard housing linen shelves and a single radiator.

Fitted Kitchen
9'5" x 6'4" (2.87m x 1.93m)
PVCu double glazed door and window to rear, wall mounted gas fired combi boiler supplying central heating and hot water, electric oven and four ring gas hob over, space for a fridge and plumbed for a washing machine, range of modern base and wall units, rolled edge worksurfaces, single bowl sink unit, tiled splashbacks.

Bedroom
15'2" x 8' (4.62m x 2.44m)
PVCu double glazed window to rear, single radiator, understairs cupboard.

Bathroom
5'11" x 6'4" (1.8m x 1.93m)
Fitted with a white suite comprising panelled bath with a mixer tap shower above, pedestal hand wash basin, low level WC, extractor fan, single radiator, tiled splashbacks.

Rear Garden
Enclosed by post and rail fencing, laid mainly to lawn, shared side pedestrian access.

Allocated Parking
Allocated parking space to the side for one car.

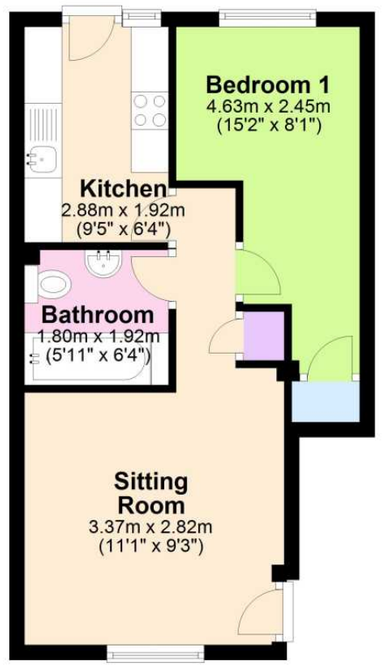
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All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

For full EPC please contact the branch.

Ground Floor



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.