



📍 2 Caxton Close, Paulton, Bristol, BS39 7AW

🔗 Offers In Excess Of £250,000

An immaculately presented, two double bedroom, end of terrace house with good sized garden, garage and driveway parking, which was built in 2021 and is conveniently situated within walking distance of schools and amenities.

- Immaculate, 2021 Built, End Of Terrace House
- Two Double Bedrooms
- Lovely, Light, Open Plan Living Space
- Cloakroom
- Gas Central Heating & UPVC Double Glazing
- Good Sized Garden
- Garage & Driveway Parking
- NHBC Guarantee (Approximately 5 Years Remaining)
- NO ONWARD CHAIN

🏠 Freehold

📊 EPC Rating C



An immaculately presented, modern, end of terrace house with good sized garden, garage and driveway parking, which is conveniently situated within walking distance of schools and amenities. NO ONWARD CHAIN

The property offers accommodation over two floors comprising; lovely light, open plan sitting/dining room/kitchen with bay window to front, French doors opening onto the rear garden and a range of contemporary units with built in oven, hob and extractor, cloakroom, two double bedrooms and a bathroom with modern white suite.

Externally; there is an easily maintainable, gravelled garden to the front with a paved path leading to the front door. To the rear there is a good sized, predominately lawned garden with paved patio and timber decked seating areas, box hedging and paved path leading to gated access to the rear.

Single garage with up and over door to front, door to side and driveway parking in front for one car.

#### **Situation**

Paulton is a large village located to the north of the Mendip Hills and is one of the largest in Bath & Northeast Somerset. The village offers a variety of groups which cover a number of interests; including sport, socialising, educational subjects and spiritual needs, providing many opportunities to get involved with the community. The village has some fantastic amenities, including a small Hospital and Minor Accident department, a doctor's surgery, various Nurseries, Paulton Infant and Junior Schools, a Swimming Pool, Library, Café, Shops, Supermarket, Vet, Dentists, Restaurant, Takeaways, Pubs, Fire and Ambulance stations.

#### **Property Information**

Council Tax Band; B

EPC Rating; C

Tenure; Freehold

Mains Services

Gas Fired Central Heating & UPVC Double Glazing

NHBC guarantee (approximately 5 years remaining)

Estate charge of approximately £208 per annum



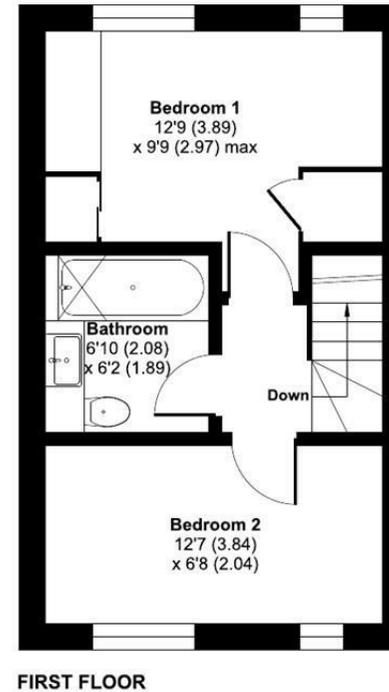
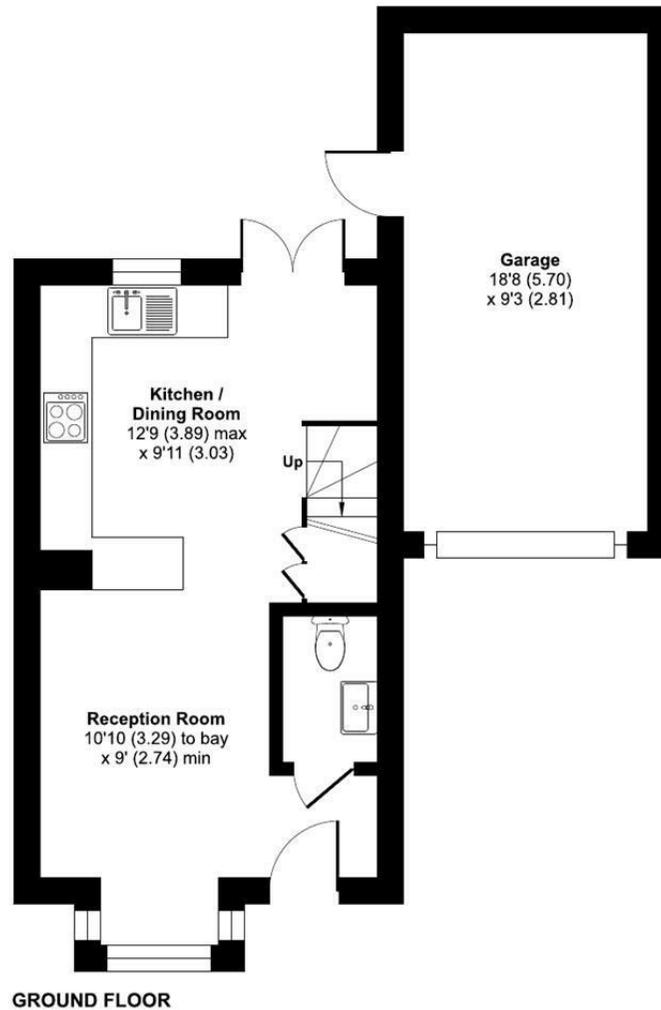
## Caxton Close, Paulton, Bristol, BS39

Approximate Area = 579 sq ft / 53.7 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 751 sq ft / 69.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1419083

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