



**Amiens Place, Bath Road, Paulton, Bristol, BS39 7PB**

**£390,000**



- **Period Property**
- **Garage & Parking**
- **Three Bed Semi Detached**
- **Spacious Family Home**
- **Tenure - Freehold**
- **Potential To Extend (STPP)**
- **Front & Rear Gardens**
- **NO ONWARD CHAIN**
- **Council Tax Band - C**

Barons are delighted to welcome to the market this charming semi-detached period property, ideally situated on Amiens Place along Bath Road in the popular village of Paulton, Bristol.

Offering three well-proportioned bedrooms, this home provides spacious and versatile accommodation, making it ideal for families, first-time buyers, or those looking to put their own stamp on a character property.

The property retains a wealth of period charm while presenting an excellent opportunity for modernisation. There is also clear potential to extend (subject to the necessary permissions), allowing prospective buyers to create a home tailored to their individual needs.

The ground floor comprises a kitchen, separate dining room, and a comfortable lounge, along with an additional useful space that could be converted into a utility area with WC and storage. To the first floor are three bedrooms, two of which are generous doubles, and a family shower room.

This is a wonderful opportunity to acquire a characterful home with great potential in a sought-after location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Kitchen 11'5" x 9'4" (3.50 x 2.85)

Dining Room 14'0" x 12'0" (4.28 x 3.68)

Lounge 14'0" x 11'10" (4.29 x 3.61)

'Boot Room' 12'6" x 11'2" (3.82 x 3.42)

Bedroom One 14'0" x 11'9" (4.28 x 3.60)

Bedroom Two 12'5" x 9'6" (3.81 x 2.90)

Bedroom Three 12'0" x 9'8" (3.67 x 2.97)

Bathroom

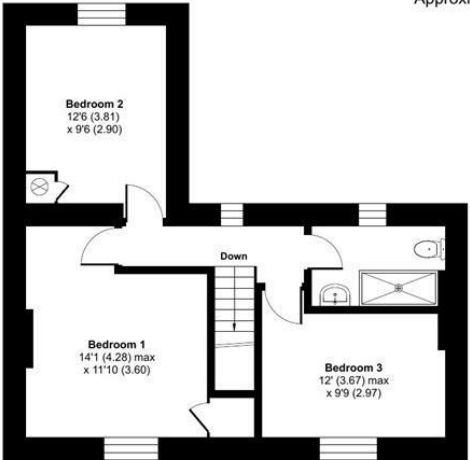




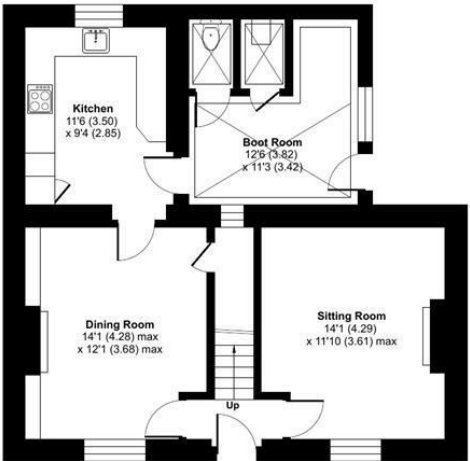


**Amiens Place, Bath Road, Paulton, Bristol, BS39**

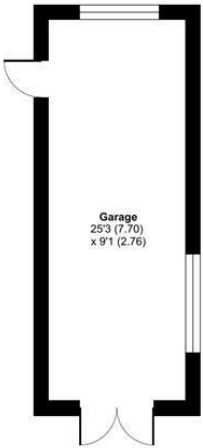
Approximate Area = 1204 sq ft / 111.8 sq m  
Garage = 229 sq ft / 21.2 sq m  
Total = 1433 sq ft / 133 sq m  
For identification only - Not to scale



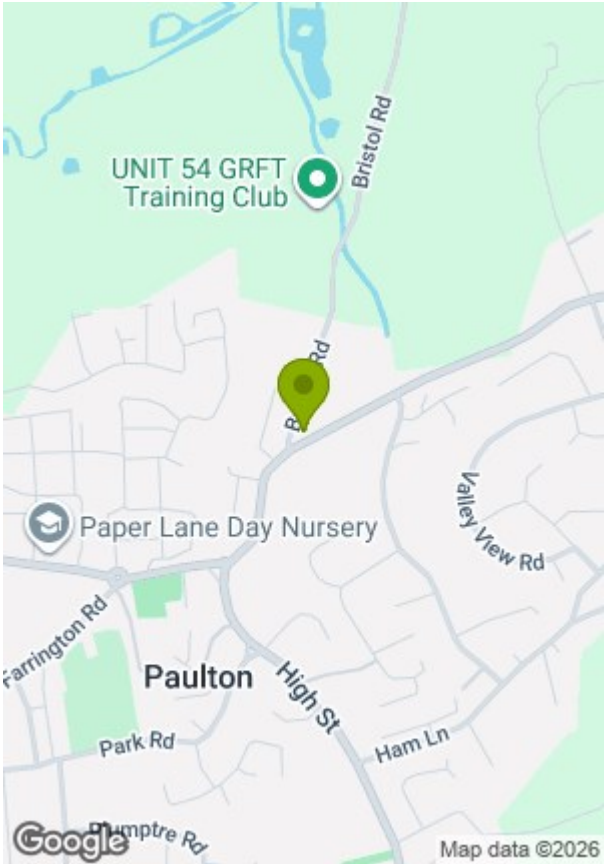
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Barons Property Centre. REF: 1437395



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 67<br>33  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.