



**Tennis Court Road, Paulton, Bristol, BS39 7LU**

**£375,000**

- **Detached Bungalow**
- **Enclosed Rear Garden**
- **Three Bedrooms**
- **Close Commuting Distance to Bristol**
- **Council Tax Band - D**
- **Garage & Driveway Parking**
- **Large Plot**
- **NO ONWARD CHAIN**
- **Tenure - Freehold**

Barons are delighted to present this charming detached bungalow, ideally situated on Tennis Court Road.

This well-presented property offers three well-proportioned bedrooms, making it an ideal home for families, downsizers, or those seeking a peaceful retreat. The spacious reception room provides a warm and inviting atmosphere, perfect for entertaining guests or relaxing during quiet evenings at home.

The accommodation comprises an entrance hallway leading to a bright and comfortable lounge, a fitted kitchen, and a conservatory overlooking the garden. The property further benefits from three bedrooms and a family shower room.

Occupying a generous plot, the bungalow offers ample off-road parking, ensuring convenience for both residents and visitors. The sizeable outdoor space provides excellent potential for gardening enthusiasts or those wishing to enjoy outdoor living in a private and tranquil setting.

Kitchen 12'11" x 10'11" (3.94 x 3.33)

Lounge 12'11" x 12'9" (3.94 x 3.91)

Conservatory 11'10" x 5'8" (3.61 x 1.73)

Bedroom One 12'5" x 10'7" (3.79 x 3.25)

Bedroom Two 12'4" x 10'7" (3.76 x 3.25)

Bedroom Three 9'10" x 8'9" (3.00 x 2.69)

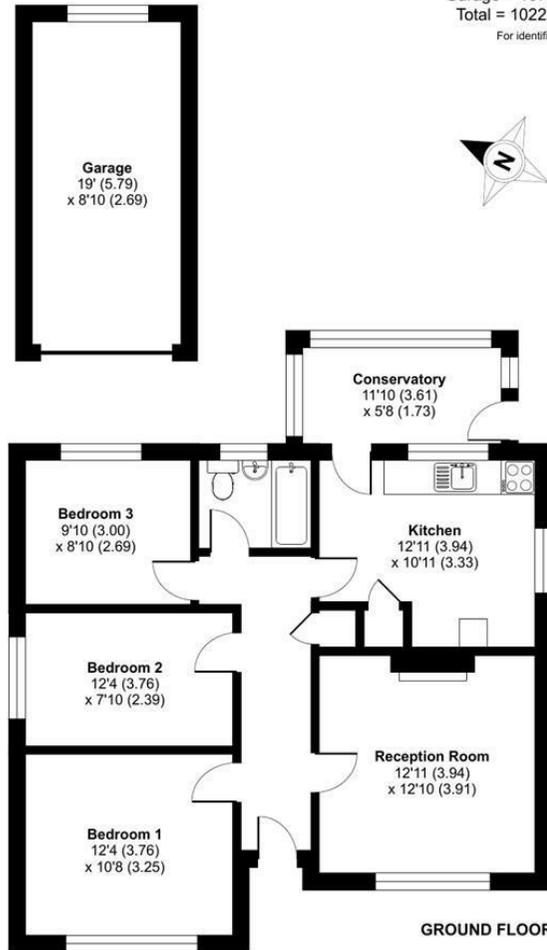
Bathroom



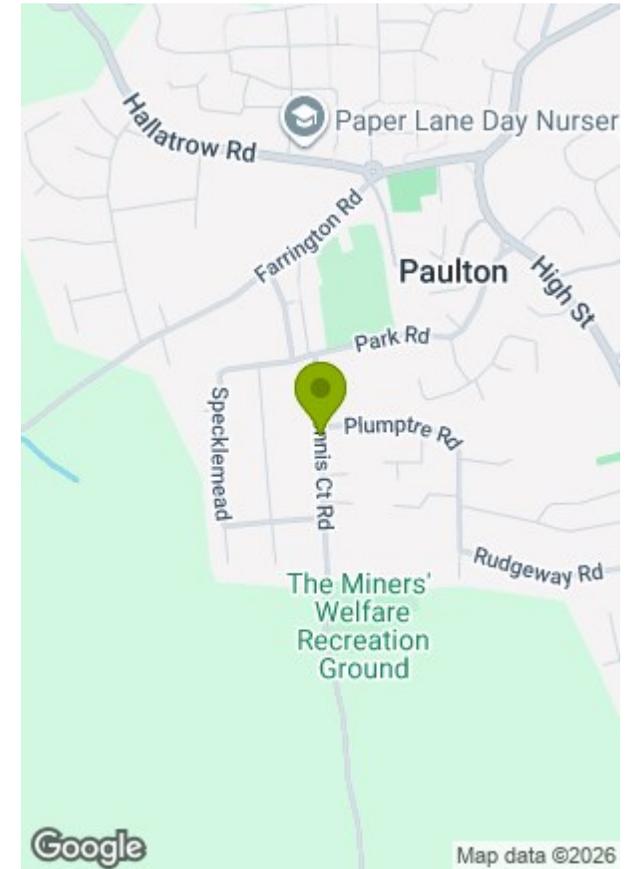


### Tennis Court Road, Paulton, Bristol, BS39

Approximate Area = 855 sq ft / 79.4 sq m  
Garage = 167 sq ft / 15.5 sq m  
Total = 1022 sq ft / 94.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barons Property Centre. REF: 1422082.



| 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>                             |           |
|   | <b>72</b> |
| <b>44</b>                                   |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |

| 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 |           |
| EU Directive 2002/91/EC   |           |

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