



Wallenge Close, Paulton, Bristol , BS39 7PY

£300,000

- Drive Way & Garage
- Large Conservatory
- 3D Interactive Tour
- Quiet Location
- Enclosed Rear Garden
- Council Tax Band - C
- Tenure - Freehold
- Energy Rating - D

Barons welcome to the market this two bedroom SEMI-DETACHED BUNGALOW in Paulton. Set on a popular QUIET & POPULAR DEVELOPMENT within walking distance to local amenities including shops, restaurants and Bus stops. The property comprises a kitchen, living room, large conservatory, two bedrooms, one double, one single and a shower room. The property further benefits from gas central heating, UPVc double glazing, garage, driveway parking and a large garden. Call Barons today to arrange your viewing on 01761 411411

*****3D INTERACTIVE TOUR AVAILABLE*****

Living Room 12'6" x 11'7" (3.82 x 3.55)

Kitchen 7'6" x 11'6" (2.30 x 3.52)

Conservatory 25'11" x 11'2" (7.92 x 3.42)

Bedroom One 11'5" x 11'7" (3.50 x 3.54)

Bedroom Two 11'6" x 7'2" (3.52 x 2.19)

Bathroom 4'11" x 7'8" (1.51 x 2.36)

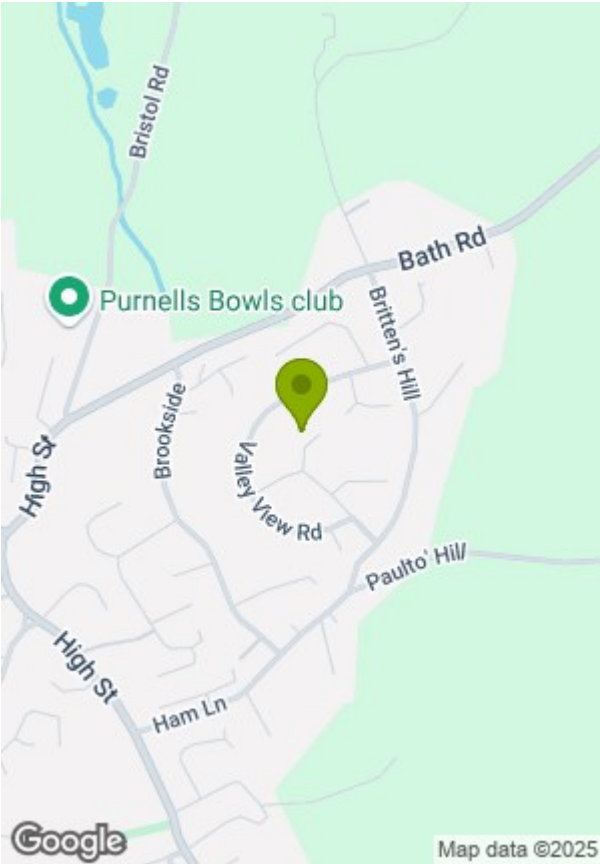






Total area: approx. 95.1 sq. metres (1024.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.