



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)

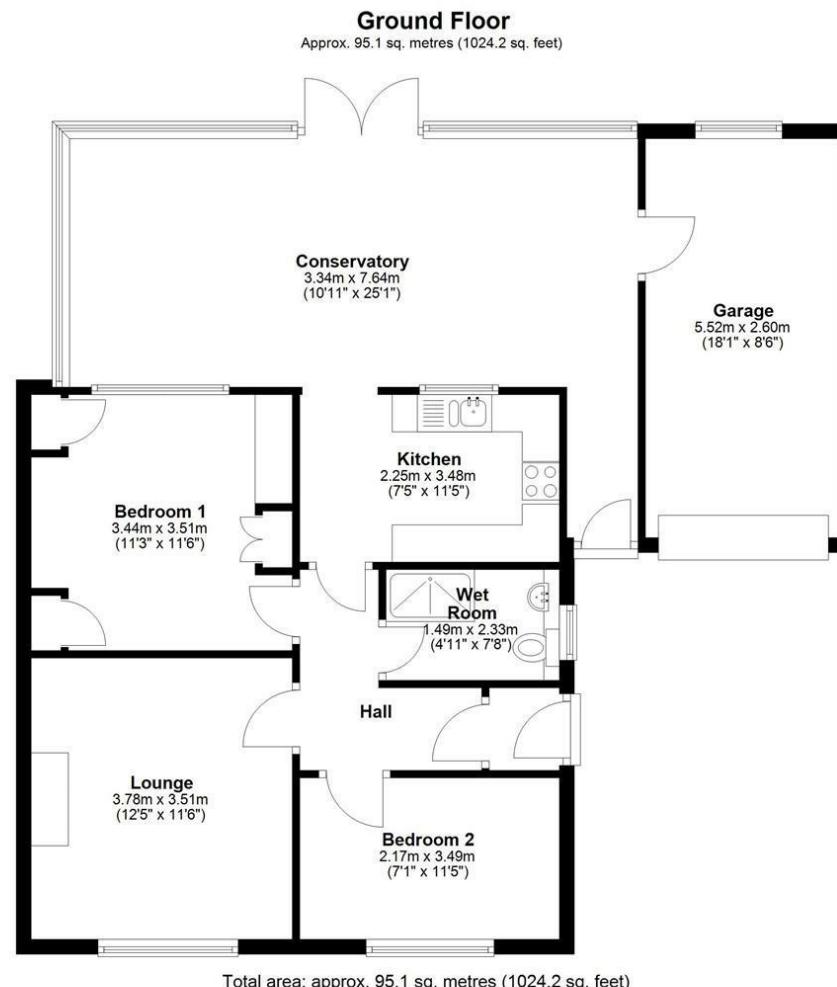
Bedroom One 11'5" x 11'7" (3.50 x 3.54)

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

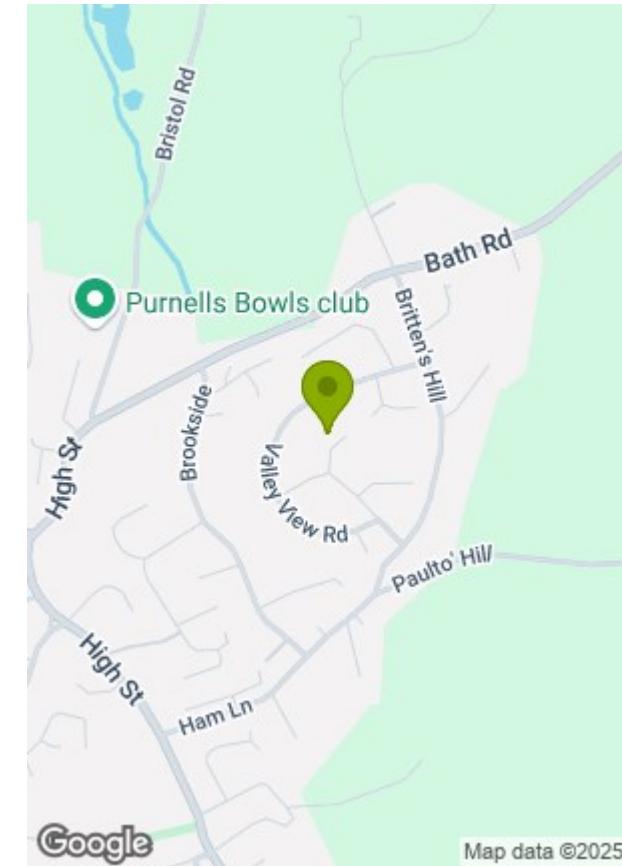
Bathroom 4'11" x 7'8" (1.51 x 2.36)







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			

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

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