



Paulmont Rise, Temple Cloud, Bristol, BS39 5DT

£485,000

- Energy Rating - D
- Spacious Accommodation
- Enclosed Rear Garden
- Driveway Parking
- Tenure - Freehold

- Temple Cloud Village
- Extended Family Home
- Council Tax Band - D
- No Onward Chain
- Close Commute To Bristol

\*\*\*\*\* 3D INTERACTIVE TOUR \*\*\*\*\* Barons Property Centre are delighted to offer an extended five bedroom detached family home located in the village of Temple Cloud, tucked away in a quiet cul de sac location. The property is extremely spacious and offers flexible living accommodation. In brief the accommodation comprises, an entrance hallway, a study/office, cloakroom, living room with open fireplace, kitchen breakfast room, dining room and converted garage into useful store / workshop to the front and a utility room to the rear. On the first floor you are greeted with five generously sized bedrooms with an en-suite shower room to the master and the family bathroom with a walk in separate shower cubicle. The property has been decorated neutrally throughout providing a light airy feel. Outside the property has driveway parking, with potential to extend it further. To the rear of the property there is an enclosed good size rear garden offering much privacy. Barons highly recommend booking early viewings for this spacious family home. The property also benefits from UPVc double glazing and gas central heating. Call Barons today on 01761 411411 to book in your viewing.

Kitchen 21'1 x 8'8 (6.43m x 2.64m)

Dining Room 11'0 x 11'1 (3.35m x 3.38m)

Utility 8'1 x 8'0 (2.46m x 2.44m)

Living Room 22'8 x 12'8 (6.91m x 3.86m)

Office 7'1 x 5'3 (2.16m x 1.60m)

WC 7'11 x 3'5 (2.41m x 1.04m)

Bedroom One 16'10 x 8'2 (5.13m x 2.49m)

En-Suite 8'1 x 5'4 (2.46m x 1.63m )

Bedroom Two 11'9 x 11'9 (3.58m x 3.58m)

Bedroom Three 11'8 x 10'9 (3.56m x 3.28m)

Bedroom Four 10'9 x 8'7 (3.28m x 2.62m)

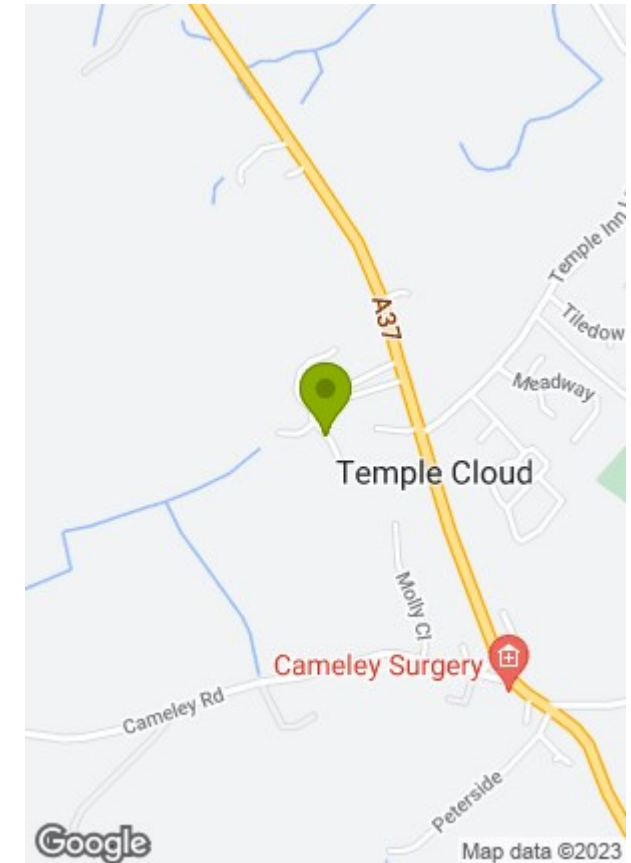
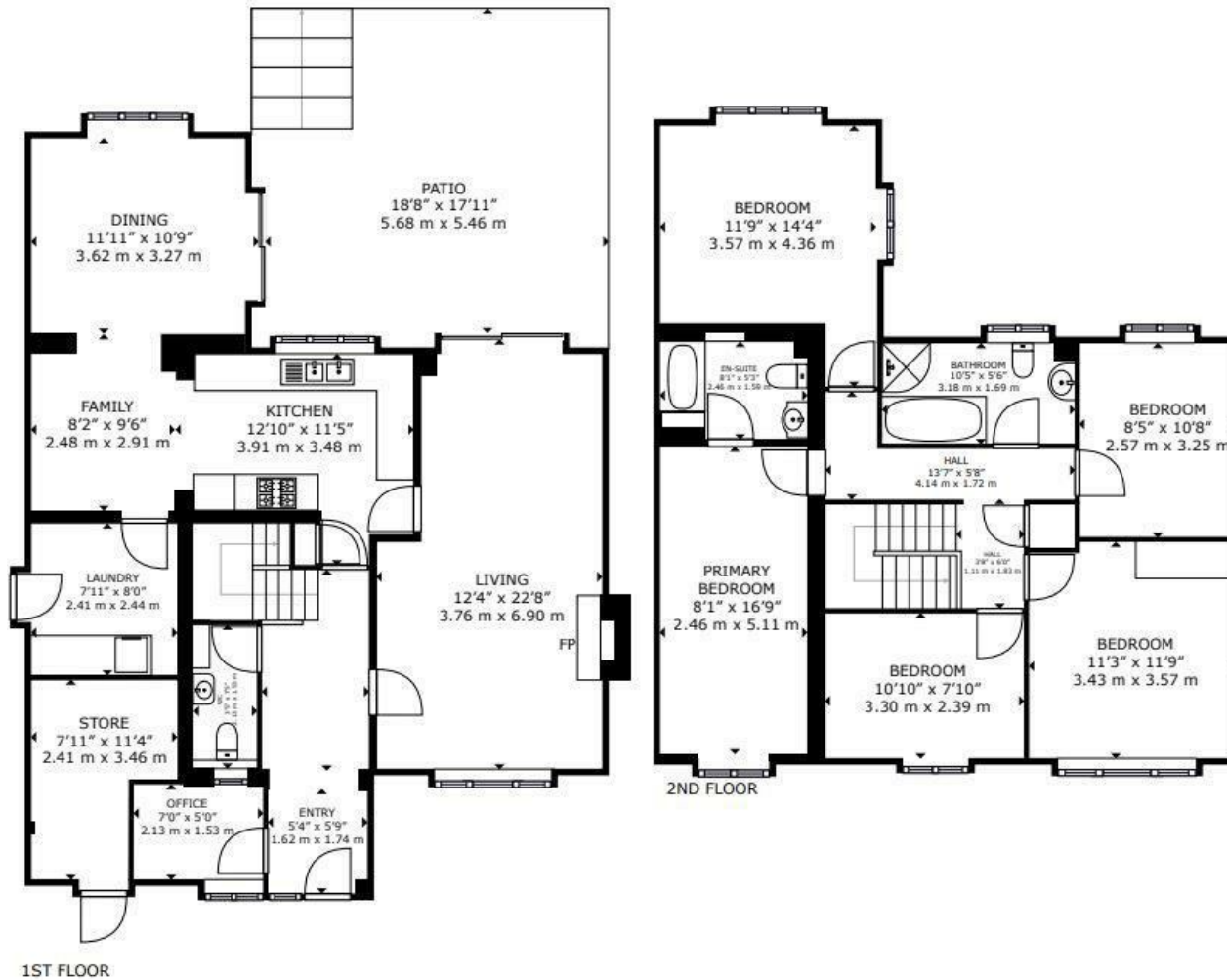
Bedroom Five 10'10 x 7'11 (3.30m x 2.41m)

Bathroom 10'7 x 5'8 (3.23m x 1.73m)

Store / Workshop 12'0 x 8'0 (3.66m x 2.44m)







Energy Efficiency Rating	
Current	Potential
64	93
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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
63	79
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	

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