

# KIT JOHNSON

residential



Hallatrow Road, Paulton

£260,000

**Attractive Bovis Built 3 Bed Semi. EPC Grade C**



19 Hallatrow Road  
Paulton  
Bristol  
BS39 7LJ

**PRICE: £260,000**

Built by Bovis Homes just over 10 years ago, an attractive modern Semi detached home within the Village of Paulton, ideal for access to both Bath and Bristol whilst having it's own thriving community of shops and a local Primary School. The accommodation is arranged over two floors and includes Hall, open plan Living room, Kitchen / Diner and downstairs Cloakroom. Upstairs there are three Bedrooms, Bathroom, and ensuite Shower room. Pretty enclosed garden with side access. Garage at the rear with a parking space in front. Vendors suited, an ideal first purchase or perhaps those looking to downsize.

with all the advantages of a modern home.

**Circa 2012 (Semi Detached)**

**Three Bedrooms**

**Living Room**

**Kitchen / Diner (Integrated Appliances)**

**778 Sq Ft (72.2 Sq Mt)**

**UPVC Double Glazing**

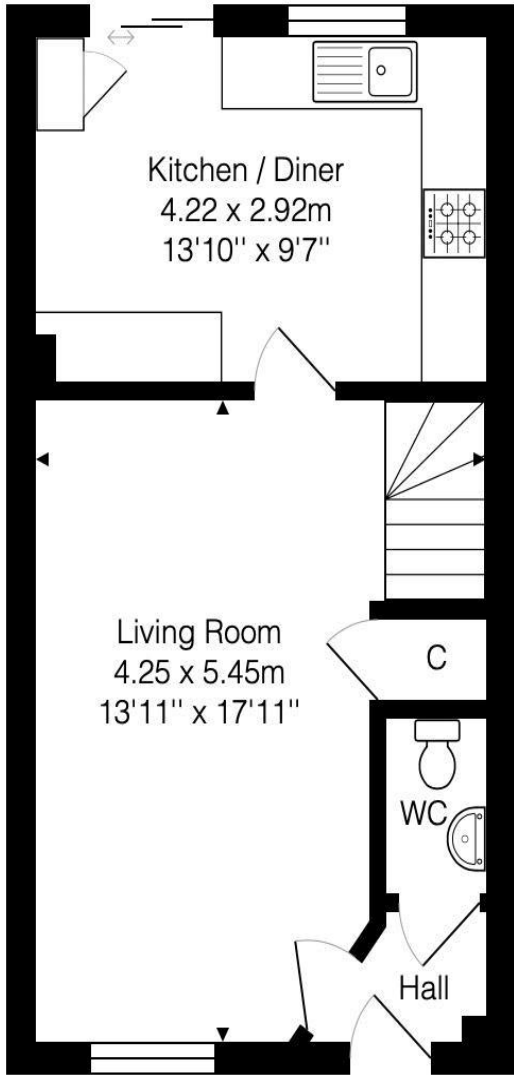
**Gas Central Heating**

**Garage and Parking**

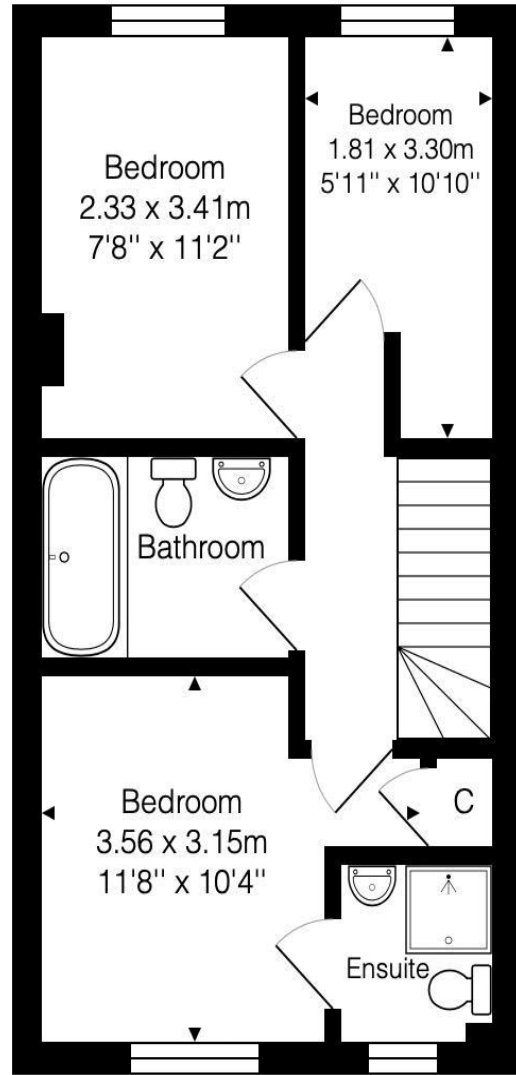
**Freehold**

**Council Tax Band C £1733**





Ground Floor  
Area: 36.1 m<sup>2</sup> ... 389 ft<sup>2</sup>



First Floor  
Area: 36.1 m<sup>2</sup> ... 389 ft<sup>2</sup>

Total Area: 72.2 m<sup>2</sup> ... 778 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

[www.epcassessments.co.uk](http://www.epcassessments.co.uk)

**Kit Johnson Residential**  
**26-33 High St**  
**Weston**  
**Bath**  
**BA1 4BX**  
**01225 444447**  
**sales@kitjohnson.co.uk**  
**www.kitjohnson.co.uk**