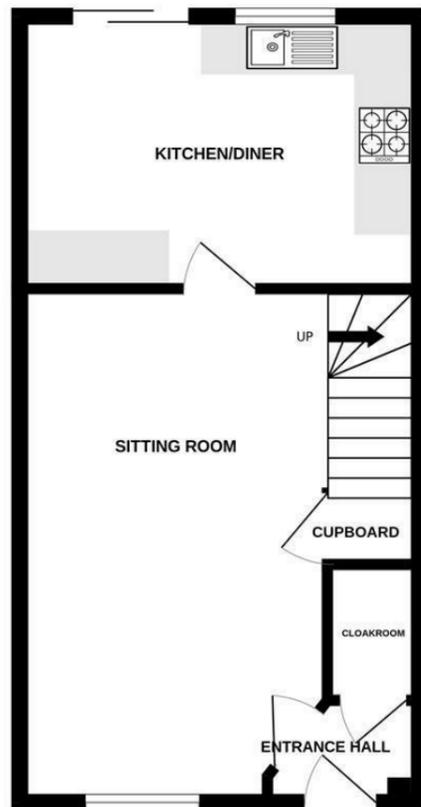


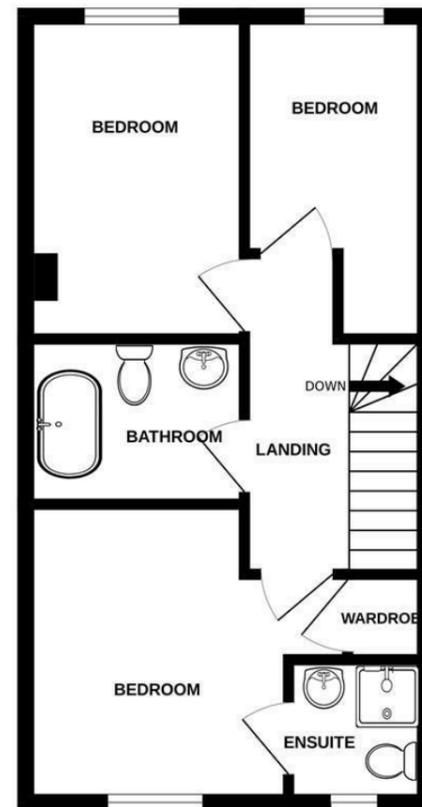
489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(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		

GROUND FLOOR
379 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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19 Hallatrow Road, Paulton, Bristol, BS39 7LJ



£275,000

A lovely semi detached home in the village of Paulton. It offers good access to both Bath and Bristol and also has local facilities including shops and schooling.

- Located on the edge of the development with a green in front
- Garage and further parking in front of the garage
- Gas central heating
- Bathroom and an Ensuite
- Pretty enclosed rear garden
- Kitchen diner overlooking the garden
- Cloakroom
- Bath 9.1 miles Bristol 12.7 miles

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



19 Hallatrow Road, Paulton, Bristol, BS39 7LJ

Located on Hallatrow Road and set back with a lovely grassed area in front of the property and in the charming village of Paulton, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, providing a cosy area for relaxation and entertaining guests.

The heart of the home is undoubtedly the spacious kitchen diner, which is perfect for family meals and gatherings. This area is designed to be both functional and inviting, making it a wonderful space for culinary creativity. The property boasts two bathrooms, including a modern ensuite and a cloakroom, ensuring that morning routines are both efficient and comfortable.

Outside, the enclosed rear garden offers a private sanctuary for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the property includes a garage and further off-street parking, providing ample space for vehicles and storage.

Conveniently located, the property is just 9.1 miles from Bath and 12.7 miles from Bristol, making it an excellent choice for those who wish to enjoy the tranquillity of village life while remaining close to urban amenities. This home presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location.

ENTRANCE HALL 1.63 max x 1.08 max (5'4" max x 3'6" max)
Entry door with two double glazed frosted windows. Radiator and the electric consumer box.

CLOAKROOM 1.44 x 1.00 (4'8" x 3'3")
Pedestal wash basin with tile splashback. Toilet. Extractor fan.

SITTING ROOM 5.45 x 4.25 max (17'10" x 13'11" max)
Double glazed window with a front aspect. Two radiators. Understairs cupboard. Television and satellite point. Staircase to the first floor.

KITCHEN / DINER 4.21 x 2.89 (13'9" x 9'5")
A great room spanning the full width of the property. Range of base units comprising cupboards and drawers with laminate worktops. Double glazed window with a rear aspect over the garden with a stainless steel one and half sink with a mixer tap inset in the work top below. There is a built in dishwasher, oven, cooker hood and a gas hob with a glass splash back. Space is provided for a fridge freezer. The room has space for a dining table and there is a breakfast bar with storage cupboards above. Radiator.

LANDING
Loft access

BEDROOM 1 3.12m x 2.69m extends into recess 3.56 (10'2" x 8'9" extends into recess 11'8")
Double glazed window with a front aspect. Radiator. Built-in cupboard. Door to

ENSUITE 1.49 x 1.45 (4'10" x 4'9")
Double glazed frosted window. Corner shower cubicle with glass sliding doors and a thermostatic control shower. Pedestal basin and a toilet. Part tiled walls. Ceiling spotlights.

BEDROOM 2 3.40 x 2.33 (11'1" x 7'7")
Double glazed window with a rear aspect. Radiator.

BEDROOM 3 2.51 ext to 3.29 x 1.82 (8'2" ext to 10'9" x 5'11")
Double glazed window with a rear aspect. Clothes hanging space. Radiator.

BATHROOM 2.34 x 1.70 (7'8" x 5'6")
Panel bath with a mixer tap and a personal shower. Pedestal basin and a toilet. Heated towel rail. Part tiled walls. Extractor fan. Vinyl flooring.

OUTSIDE

FRONT

The property is approached by a shared pathway and a lawned area.

REAR GARDEN

There is a lovely enclosed rear garden with a patio area and a pathway leads to the back of the garden where there is a gate giving access to the garden. The garden has some lawned areas and pretty flower borders.

GARAGE AND PARKING

Behind the rear gate is a garage which has an up and over door and is supplied with power and light. Further parking is available in front of the garage.

TENURE

Freehold with an estate charge of £250 per year, currently paid to the management company 'Firstport' and in the process of being transferred over to management company 'Saxons.'

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. All mains services connected
Broadband. Ultrafast 1800 mps. Source Ofcom
Mobile phone outside. EE O2 Three Vodafone. All likely. Source Ofcom
Property is within a coal mining reporting area

