

# **Pithay House**

**High St, Paulton, BS39**

**Asking Price: £200,000**

**Madison Oakley**



- 887sqft
- Two double bedrooms
- Two bathrooms
- Huge sitting room open plan to kitchen
- Second floor
- Two off street parking spaces
- Double glazing & GCH
- Opposite local shopping
- Bus route outside



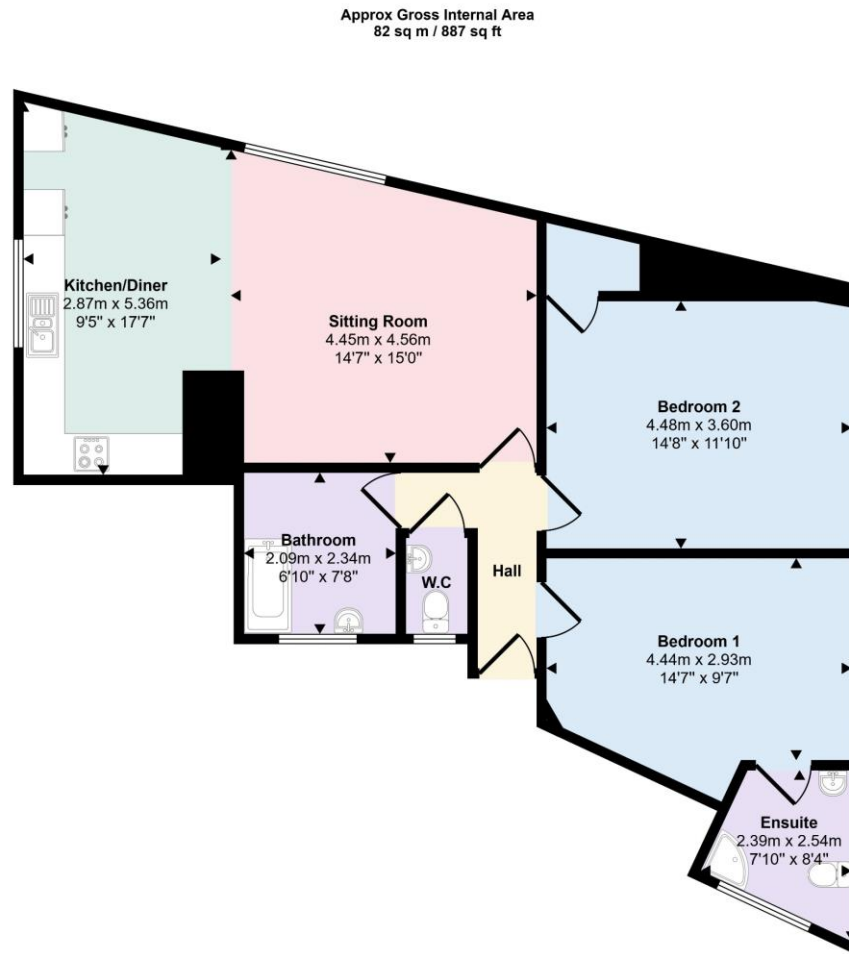
Larger than many houses in a similar price range, this 887sqft second floor triple aspect apartment in the heart of the village offers space and light in spades as well as two parking spaces.

Just across the road from local shops, right on the bus routes and yet only minutes walk northwards to the open fields of the Cam Valley.

Dual aspect open plan sitting room to kitchen/diner, two double bedrooms (master with ensuite), bathroom and separate W.C. Double glazing & GCH in situ.

EPC rating D  
Council tax band A  
Tenure Leasehold





## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Accommodation

Ground floor front door with stairs to second floor. Hall, W.C, bathroom, two double bedrooms (master with ensuite shower room) and a large open plan sitting room & kitchen/diner

### External Amenities

Two allocated off street parking spaces in rear car park.

### Location

Right in the heart of the village, opposite Paulton Co-operative and The Hub community library. Convenient for A37 and A39 access to Bath or Bristol.

### Agents Notes

The property is leasehold - 189 years from January 2003 thus 167 years remaining. Current service charges are £20pcm. Boiler installed 2022, kitchen installed 2023 and roof replaced in 2025.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Madison Oakley

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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