



5 Paulmont Rise, Temple Cloud, Bristol, BS39 5DT

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- Detached Family Home circa 1500sq.ft
- Cul De Sac Village Location
- Open Plan Living Concept
- Modern Kitchen Breakfast Room
- Sitting Room and Playroom
- Light Conservatory leading to Garden
- Four Bedrooms Plus a Dressing Room
- Modern Family Bathroom Plus Shower Room
- Studio/Home Office in Garden
- Plenty of Parking



MODERN FAMILY HOME!!

Lovely detached home with plenty of flexible space for a growing family!! It's modern and Stylish with a generous kitchen and breakfast room that leads into a large conservatory with direct access to the garden.

The sitting room is light and bright, there is also a second reception room ideal for a variety of uses – a snug or a playroom. There is a very useful home office room in the garden!!

Upstairs there are plenty of great-sized bedrooms - one with an ensuite shower room. The modern bathroom and a downstairs loo complete this property.

Outside there is parking for several cars on the paved driveway with access to the rear garden via the side gate. The garden has a patio and a grassed area ideal for the children to play whilst you enjoy a coffee or a nice glass of something chilled - or an Alfresco meal with family or friends.

This home needs to be viewed to fully appreciate the space it offers!

Temple Cloud offers great access to Bristol, Bath and Wells whilst being in the countryside! Within the village there is an excellent primary school, petrol station with a general stores and doctors surgery. The Temple Inn Public House is in the heart of the village offering fantastic food and family atmosphere! There is a regular bus service on the main road and a bus to Chew Valley School. Mainline rail services are available from Bristol and Bath whilst Bristol International Airport is a short drive away. The surrounding area has a number of facilities including several farm shops, golfing at Farrington Gurney, sailing at the Chew Valley lakes and excellent walks.





ROOM DIMENSIONS

Ground Floor

KITCHEN/DINING ROOM 25'9" x 10'8"
 SITTING ROOM 12'2" x 13'8"
 PLAYROOM 7'6" x 16'0"
 CONSERVATORY 15'5" x 8'0"
 HALLWAY 6'1" x 13'8"
 LOBBY 4'5" x 5'1"
 LOO 3.0" x 4'6"

First Floor

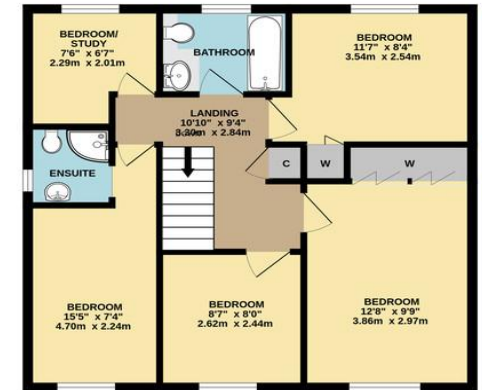
LANDING 10'10" x 9'4"
 BEDROOM 7'4" x 15'5"
 ENSUITE 4'11" x 5'0"
 BEDROOM 9'9" x 12'8"
 BEDROOM 11'7" x 8'4"
 BEDROOM/STUDY 7'6" x 6'7"
 BATHROOM 7'4" x 5'5"

Outside

GARDEN ROOM/OFFICE 12'3" x 7'3"



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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