

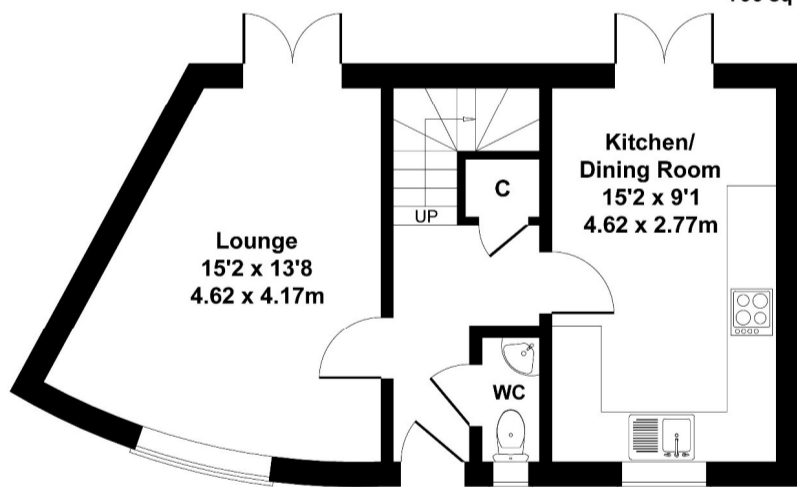
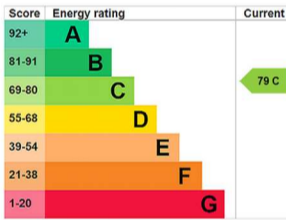


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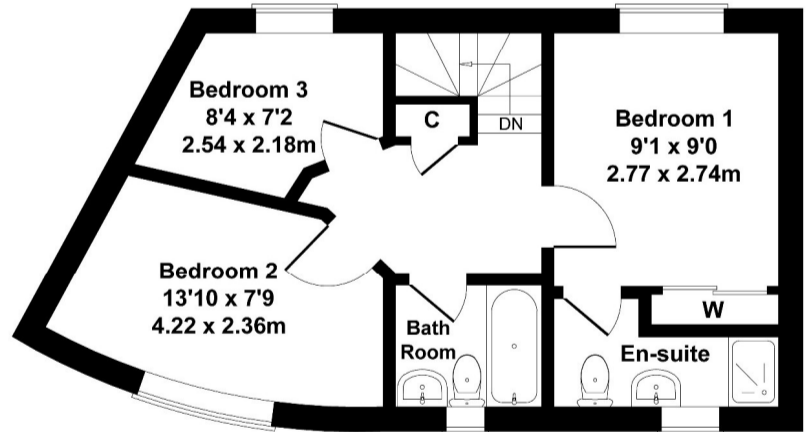


39 Great Western Street, Frome BA11 1GA

Approximate Gross Internal Area
 796 sq ft - 74 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Directions: From our offices in the Market Place proceed to the top of Bath Street turning left into Christchurch Street East at the next roundabout take the next exit into Garsdale turning right into Rivers Reach and bearing right again into Great Western Street bear left and then right and the property will be found on the left hand side marked by a for sale sign.

www.mcallistersestateagents.co.uk



McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

* A beautifully presented three bedroom modern house * A stylish fitted kitchen/dining room with integrated appliances * Recently constructed useful entrance porch creating space for shoes and coats * Dual aspect living room with French doors onto a terrace with a garden, below which is a further area housing a 7'9"x7'9" insulated wooden studio with power, light and data feed connection * Single garage and parking space * Convenient location approximately half a mile from the town centre and a two minute walk to the railway station * No onward chain

- ENTRANCE PORCH, ENTRANCE HALL
- CLOAKROOM, LOUNGE KITCHEN/DINING ROOM
- FIRST FLOOR, LANDING
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS, FAMILY BATHROOM
- ENCLOSED GARDEN AND SINGLE GARAGE
- NO ONWARD CHAIN

Situation: The property lies within an established residential area on the eastern side of the town less than half a mile from the town centre. Frome has a comprehensive range of shops, boutiques, cafes and restaurants. The Georgian city of Bath lies approximately 13 miles.

Description: Built in July 2013 by Bloor Homes this well presented corner house has been the subject of updating work by the current owner including the addition of a good sized entrance porch with high security front door and roof light providing excellent storage for coats, boots etc. There are two main rooms to the ground floor both of which have French doors onto rear terraced area which affords privacy and is an ideal entertaining space. The kitchen/dining room has an integrated oven, hob, fridge/freezer, washing machine and dishwasher and ample space for a dining table. To the first floor there are three bedrooms including a principal bedroom which has window shutters, panelling and a built-in wardrobe with bi-fold doors together with an en-suite shower room which is in addition to a family bathroom and ground floor cloakroom.

Accommodation: All dimensions being approximate.

Entrance Porch: With roof light, space for coats and shoes. Door to:

Entrance Hall: With a panelled front door, staircase rising to the first floor, understairs storage cupboard, single radiator and door to:

Cloakroom: With a white suite comprising a low-level WC, corner wash basin with tiled splash, single radiator, vinyl floor and an obscure double-glazed window to the porch.

Lounge: 15'2 x 13'8" narrowing to 7'4" with two single radiators, a UPVC sealed double-glazed window to the front and double, sealed double-glazed French doors to the rear.

Kitchen/Dining Room: 15'2 x 9'1" with a comprehensive range of white high gloss fitted units with contrasting granite effect work surfaces comprising a one and a half bowl stainless steel single drainer sink, adjacent work surfaces with drawers and cupboards beneath and incorporating a full sized dishwasher, washing machine, four ring ceramic hob, fan assisted electric oven, fridge and freezer. Eye level cupboard units incorporating an extractor hood and further cupboard incorporating a Baxi gas fired combination boiler supplying domestic hot water and central heating to radiators. Wall

panelling and fitted shelves with concealed lighting. Single radiator, low voltage ceiling down lighters, double-glazed window to the front and UPVC sealed double-glazed French doors onto the rear.

First Floor:

Landing: with access to an insulated roof space, linen cupboard and door to:

Master Bedroom: 9'1" x 9' with a single radiator, double-glazed window to the rear, built-in double wardrobes with bi-fold doors, window shutters and door to:

En-Suite Shower Room: with a shower enclosure with thermostatic shower, pedestal wash basin, low level WC, vertical towel rail/radiator and obscure double-glazed window to the front.

Bedroom 2: 13'10" average x 7'9" average with a single radiator, panelling to one wall and UPVC sealed double-glazed window to the front.

Bedroom 3: 8'4" average x 7'2" average with panelling to one wall, a single radiator and UPVC sealed double-glazed window to the rear.

Family Bathroom: with a white suite comprising a panelled bath with adjacent ceramic wall tiling and shower attachment, pedestal wash basin, vertical towel rail/radiator.

Outside: To the rear of the property is an enclosed paved area ideal for entertaining and accessed via French doors from both the lounge and kitchen/dining room. This area measures approximately 21' x 10'3" and has steps descending to a further area where there is a purpose-built wooden studio measuring approximately 7'8"x7'8" of timber construction and insulated windows, a part glazed door, power and light connected. This useful additional room has a data point and is currently used as an external office.

Parking and Garage: A rear pedestrian gate leads from the garden along a pathway to a group of garages and the third from the left-hand side belongs to the property comprising a generous sized parking space beyond which is a single garage measuring 18'6"x8'4" with a metal up and over door.

