

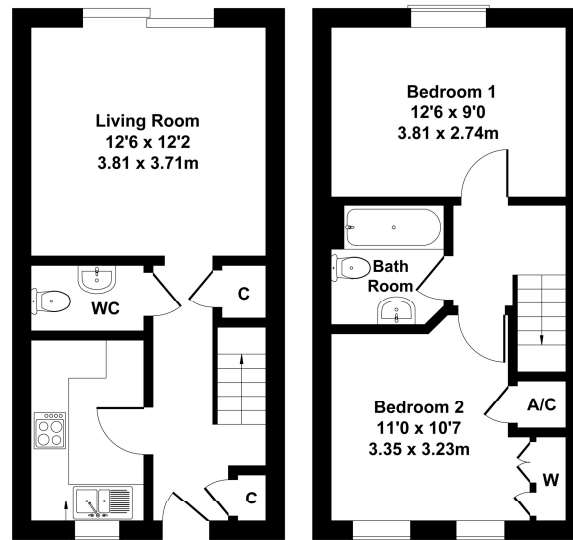


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25 Marleys Way, BA11 3NG

Approximate Gross Internal Area
 658 sq ft - 61 sq m



GROUND FLOOR
 Living Room 12'6 x 12'2 (3.81 x 3.71m)
 Kitchen 9'8 x 6'0 (2.95 x 1.83m)
 WC

FIRST FLOOR
 Bedroom 1 12'6 x 9'0 (3.81 x 2.74m)
 Bedroom 2 11'0 x 10'7 (3.35 x 3.23m)
 Bath Room
 A/C
 W

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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		90
A		
(81-91)		
B		
(69-80)		
C	72	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout turn right into Christchurch Street East through the traffic lights bear right into Vallis Way which in turn becomes Vallis Road, at the next roundabout turn left into Wallington Way follow the road around and at The Square take the first exit into Marleys Way where the property will be found on the left hand side.

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.

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*** A two-bedroom modern end of terrace house* Cul-de-sac setting within this established residential area* Enclosed rear garden* Downstairs cloakroom in addition to a first-floor bathroom* No onward chain**

Situation: The property lies within this established residential area which is a little over a mile from the town centre. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: This end of terrace two-bedroom house has double glazed windows and gas fired central heating to radiators. Providing an excellent first-time purchase or as an investment. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed front door, radiator, staircase rising to the first floor, cloaks cupboard, understairs storage cupboard and door to:

Cloakroom: With a white low-level WC, pedestal wash basin, radiator and obscure double-glazed window to the side.

Kitchen: 9'8"x6' With a range of fitted units comprising a stainless steel one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboard beneath, integrated electric fan assisted oven and gas four ring hob with a stainless steel splash back and extractor hood, space and plumbing for a washing machine, space for a fridge/freezer, eye level cupboard units and further cupboard housing a gas fired boiler supplying domestic hot water and central heating to radiators. Double glazed window to the front.

- **ENTRANCE HALL, CLOAKROOM,**
- **KITCHEN WITH INTEGRATED OWEN AND HOB,**
- **LIVING ROOM, FIRST FLOOR, LANDING, BATHROOM,**
- **TWO BEDROOMS, PARKING AND GARDEN**

Living Room: 12'6"x12'2" With a display fireplace with electric fire, radiator and double-glazed sliding patio doors onto the rear garden.

First Floor:

Landing: With access to an insulated roof space and doors to:

Bedroom 1: 12'6"x9' With a radiator and double-glazed window to the rear.

Bedroom 2: 11' x 10'7" With built-in wardrobes, over stairs cupboard with a factory lagged hot water cylinder, radiator and two double glazed windows to the front.

Family Bathroom: With a white suite comprising a panelled bath with a wall mounted electric shower and glazed shower screen, pedestal wash basin, low level WC, radiator and an obscure double-glazed window to the side.

Outside: To the rear of the property is a garden measuring approximately 26'x14'2" comprising a full width paved patio, garden shed and lawn. There is a side pedestrian access and a single garage a short distance from the house.

