



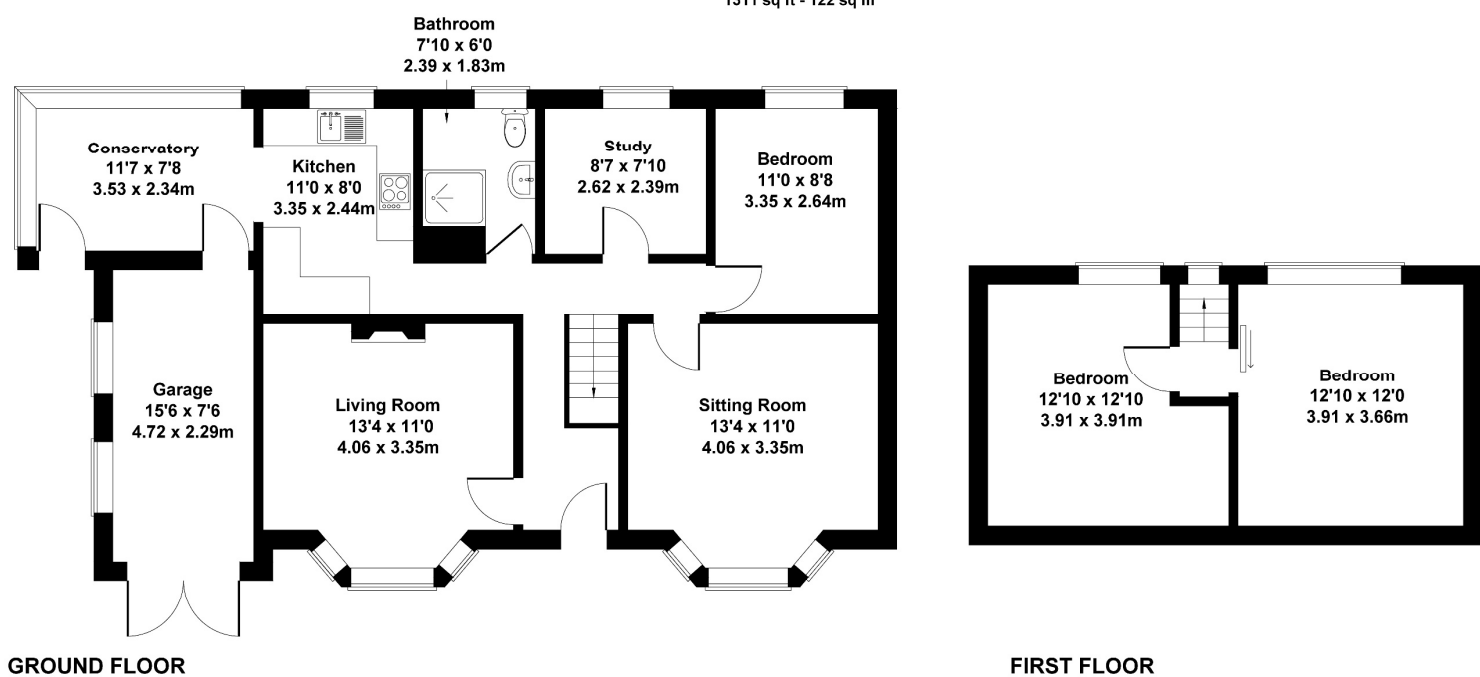
McAllisters Estate Agents Frome  
Market Place, Frome  
BA11 1AB  
T: 01373453592  
E: info@mcallistersestateagents.co.uk



### 10 Culverhill, Frome, BA11 5AA

Approximate Gross Internal Area  
1311 sq ft - 122 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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. 2025

Directions: From our offices in the Market Place proceed to the top of Bath Street and at the roundabout carry straight across and then turn immediately left into Keyford just before the fire station. At the next traffic lights carry straight across into Culver Hill and the property will be found on the right hand side just past the turning to Stephens Lane.

[www.mcallistersestateagents.co.uk](http://www.mcallistersestateagents.co.uk)



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#### 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 versatile three/four bedroom detached chalet-style property\*Two bay-windowed reception rooms in addition to a conservatory\*Enclosed west-facing rear garden\*Updating and general modernisation required to create a comfortable home\*No onward chain.**

- **ENTRANCE HALL, LIVING ROOM,**
- **SITTING ROOM/BEDROOM FOUR, FURTHER BEDROOM,**
- **HALL/STUDY, BATHROOM, KITCHEN, CONSERVATORY,**
- **FIRST FLOOR LANDING, TWO FURTHER BEDROOMS.,**
- **PARKING, GARAGE AND GARDENS**

Description: Believed to have been built in 1956 this detached property has a later loft conversion to create a versatile three/four bedroom accommodation which would benefit from general updating and possible re-configuration to create a comfortable and individual home. The property has gas-fired central heating to radiators via a boiler which was installed approximately four years ago. This one owner property has a good-sized garden together with off-road parking to the front and a garage. Priced to sell, the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With an obscure double glazed front door, radiator and doors to:

Living Room: 13'4"x10'11" plus bay. With radiator, double glazed bay window to the front and a fireplace with tiled surround.

Sitting Room/Bedroom Four: 13'4"x11' plus a double glazed bay window to the front. With a radiator, double glazed bay window to the front and a fireplace (decorative only).

Bedroom One/Two: 11'0" x 8'8" With a radiator and double glazed window to the rear.

Hall/Study Area: 8'7"x7'10" With a double glazed window to the rear and a hardwood open tread staircase rising to the first floor.

Shower Room: With a tiled shower enclosure with a wall mounted electric shower, pedestal wash basin, low level WC, electric chrome finish towel rail/radiator and an obscure double glazed window to the rear.

Kitchen: 11'x8' With a range of wall and base cupboard units and incorporating a stainless steel single drainer sink with adjacent worksurfaces, drawers and cupboards beneath incorporating a space and plumbing for a washing machine, space for a fridge freezer, slot-in cooker, eye level cupboard units and a Vaillant wall-mounted gas-fired boiler (installed approximately four years ago) and providing domestic hot water and central heating to radiators. Double glazed window to the rear and half-glazed door to:

Conservatory: 11'7"x7'8" Of upvc sealed double glazed construction upon low walls and with a half glazed door to outside and internal door to the garage.

First Floor:

Landing: With doors to:

Bedroom Two/Three: 12'11" x 12' (floor measurements) with a radiator and double glazed dormer window to the rear.

Bedroom Three/Four: 12'10"x 12'10" maximum. With a radiator, eaves storage a and double glazed dormer window to the rear elevation.

Outside: To the front of the property is a paved driveway and turning area with steps and a pathway to the front door and an area of lawn with flower borders, shrubs and bushes.

Single Garage: Measuring 15'6"x7'6" With two windows to the side, double doors to the front, power and light connected.

The gardens are a particular feature of the property comprising a lawned area to the front with flower borders, shrubs and established trees, a side garden store/shed and access in turn to the:

Rear garden: Which is an average of 45' with a maximum depth of 45' and is laid partly to lawn and with vegetable plot, shrubs and bushes. There is an old stone wall forming the left hand boundary, patio and greenhouse of aluminium alloy construction and with close boarded timber fencing providing the right hand boundary. The garden enjoys a westerly aspect.

Viewing by appointment through the selling agents McAllisters: 01373 453592

