

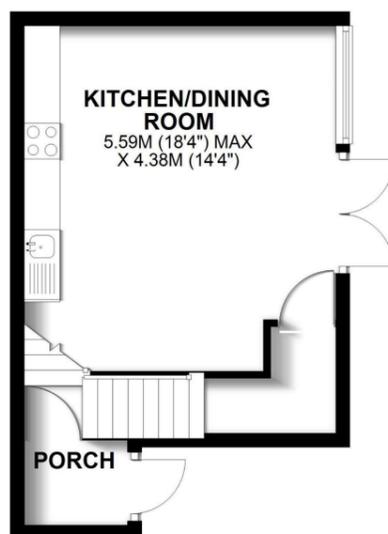


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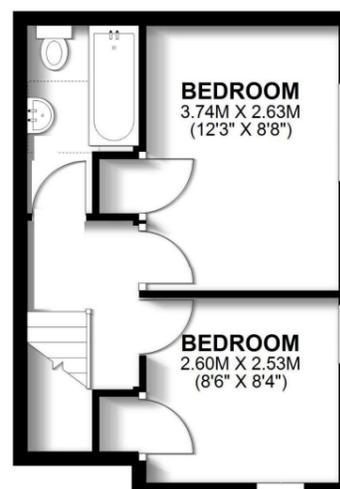


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**  
APPROX. 25.8 SQ. METRES (277.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 26.8 SQ. METRES (288.4 SQ. FEET)



**TOTAL AREA: APPROX. 52.6 SQ. METRES (566.0 SQ. FEET)**

This floor plan provided by Home Circle Property is for illustrative purposes only. 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 an error omission or misstatement Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required lease contact the appropriate agent for clarification  
Plan produced using PlanUp.

**GRAIL COTTAGE, INNOX HILL, -**

Directions: From our offices in the Market Place proceed to the top of North Parade turning left into Welshmill Road, take the third turning on the right into Innox Hill, towards the top of the village turn right into Over Innox and the property will be found on the right hand side at the end of the cul-de-sac.

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



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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 charming two bedroom period house\*Open plan kitchen/dining/sitting room with double French doors onto a south facing enclosed courtyard garden\*Additional "wrap around" gardens facing south, west and north\*High efficiency aluminium/wood double glazed windows together with gas fired central heating to radiators\*Extensively renovated around 2014.**

- **ENTRANCE PORCH, LANDING AREA,**
- **KITCHEN/DINING/FAMILY ROOM, TWO BEDROOMS,**
- **BATHROOM AND GARDENS**

**Situation:** The property lies within a predominantly older part of the town a short distance from open fields and countryside and yet less than a mile from the town centre. Frome offers 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 characterful two bedroom period house has been the subject of extensive works over the last 10 years including re-wiring, the installation of a new central heating system, new windows and doors throughout, additional insulation and the installation of PV cells producing cheaper electricity to the property and a feed in tariff from the electricity provider equating to approximately £600 per annum. There are two main garden areas including a south facing enclosed courtyard garden which is accessed via French doors from the reception room in addition and on a slightly higher level there are gardens to the south, west and north.

**Accommodation:** All dimensions being approximate.

**Entrance Porch:** With a tiled floor, double glazed window to the side and double glazed door to the front, further part glazed door to:

**Landing Area:** With steps ascending to the upper floor landing accessing two bedrooms and bathroom and further stairs descending to the:

**Lower Level Landing:** With a double glazed window to the front, fitted book shelf and door to:

**Kitchen/Dining/Family Room:** 16'1"x14'4" With a range of base and wall cupboard units with solid wood work surfaces comprising a porcelain double bowl sink, adjacent work surfaces with drawers and cupboards beneath and incorporating a slot-in Stoves cooker with a gas four ring hob and electric oven and grill, understairs utility area with space and plumbing for a washing machine, range of eye level cupboard units and a stainless steel finish extractor hood, space for a

fridge/freezer, engineered wood floor, radiator, double glazed window and double, sealed double glazed French doors onto a south facing courtyard garden.

**First Floor:**

**Landing Area:** With a double glazed window to the rear and a double glazed roof light to the rear slope, cupboard housing a Worcester Bosch gas fired boiler supplying domestic hot water and central heating to radiators, doors to:

**Bedroom 1:** 11'4"x8'8" With radiator, double glazed windows to the front and a wardrobe cupboard.

**Bedroom 2:** 8'7"x8'4" Enjoying dual aspect with double glazed windows to the front and side elevation, radiator and a wardrobe cupboard.

**Bathroom:** With a white suite comprising a panelled bath with adjacent ceramic wall tiling, thermostatic shower and glazed shower screen, low level WC, pedestal wash basin, vertical towel rail/radiator and double glazed roof light to the rear slope.

**Outside:** The property is approached via steps and a pathway with a south and westerly aspect. Area laid to lawn with a further paved terrace and steps leading to the rear garden which is presently uncultivated and incorporates a large wooden garden shed and established trees and shrubs, to the side and at the end of the Over Innox

cul-de-sac is a further sloping area of garden which is laid to lawn and which belongs to the property. Accessed from the lower ground floor is an enclosed courtyard garden which measures approximately 20'7"x16'6" with a mainly cobbled area, raised flower bed, wooden garden shed and pedestrian access into Over Innox. There is also an established vine providing a beautiful back drop to this Mediterranean style garden.

