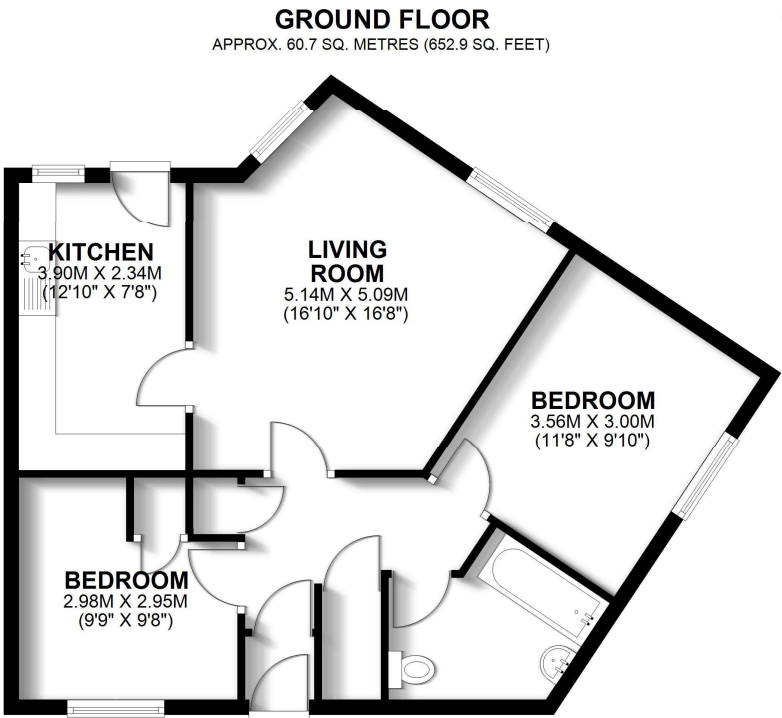




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		



TOTAL AREA: APPROX. 60.7 SQ. METRES (652.9 SQ. FEET)

This floor plan provided by Home Circle Property is for illustrative purposes only. Whilst ever 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 annronriate agent for clarification
Plan produced using PlanUp.

Directions: From our offices in the Market Place proceed to the top of Bath Street and at the roundabout turn right into Christchurch Street West and then take the turning left into Weymouth Road. Carry straight across the junction with Somerset Road into the continuation of Weymouth Road and then turn left into Ecos Court and then right and the property will be found on the left hand side.

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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 characterful two-bedroom single storey "coach house" within this cul-de-sac setting*New double-glazed sliding sash windows, facias and soffits all installed in January 2024*Corner plot location with parking for three cars together with an enclosed east-facing garden*No onward chain.**

Situation: The property lies a little over half a mile from the town centre and is close to the popular Victoria Park from which an enjoyable walk into the St Catherine's area of the town provides to a wide range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles.

Description: The property lies within a private cul-de-sac setting incorporating a conversion of period buildings together with modern single storey and two-storey dwellings including this "coach house" which was built in 1993. The property has been in the same ownership for many years and was updated in January 2024 with the addition of UPVC sealed double glazed sliding sash windows throughout, front and rear doors, facias and soffits. Heating is via a gas-fired central heating system, and the boiler was replaced eight years ago and is serviced annually. The property would benefit from possibly updating the kitchen and bathroom together with redecorating and the replacement of the floor coverings to provide an interesting single storey home.

Accommodation: All dimensions being approximate.

Entrance Porch: With a panelled front door, radiator and door to:

Inner Hall: With a radiator, access to and insulated roof space, deep storage cupboard and separate airing cupboard with slatted shelves and a factory-lagged hot water cylinder. Doors to:

Lounge: 17'7" maximum by 13'4" average enjoying a dual aspect, double glazed windows to the rear and side elevation, radiator and access to:

Kitchen/Breakfast Room: 12'10" x 7'8" minimum With a stainless steel single drainer sink, adjacent work surfaces with drawers and cupboards beneath and incorporating space for a cooker with an electric cooker control

- **ENTRANCE PORCH, ENTRANCE HALL,**
- **DUAL ASPECT LIVING ROOM, FITTED KITCHEN,**
- **TWO DOUBLE-SIZED BEDROOMS, BATHROOM,**
- **PARKING AND GARDENS.**

panel, space and plumbing for a washing machine and a space for a fridge/freezer. Eye-level cupboards incorporating an extractor hood, wall-mounted Glo-Worm gas fired boiler supplying domestic hot water and central heating to radiators. Single radiator, double glazed window to the rear and half-glazed door to the rear garden.

Bedroom One: 12'5" x 9'10" With a radiator and a double-glazed window to the front.

Bedroom Two: 9'9" x 9'8" With a built-in storage cupboard, radiator and a double-glazed window to the front.

Spacious Bathroom: With a coloured suite comprising a panelled bath with shower attachment, pedestal washbasin, low level WC, radiator and obscured double-glazed windows to the front and side elevation.

Outside: To the front of the property is an open plan area of garden with low stone walling, lawn and shrubs leading to the side of the property where there is a further lawned area enjoying a south and west aspect adjacent to which is a tarmacked driveway providing parking for three cars beyond which there is an area of garden which has a maximum depth of approximately 28' and an average width of 20' comprising a paved patio, lawn, raised flowerbed, a wooden garden shed and rear gateway. The garden enjoys an easterly aspect.

Viewing by appointment through the selling agents McAllisters: 01373 453592

