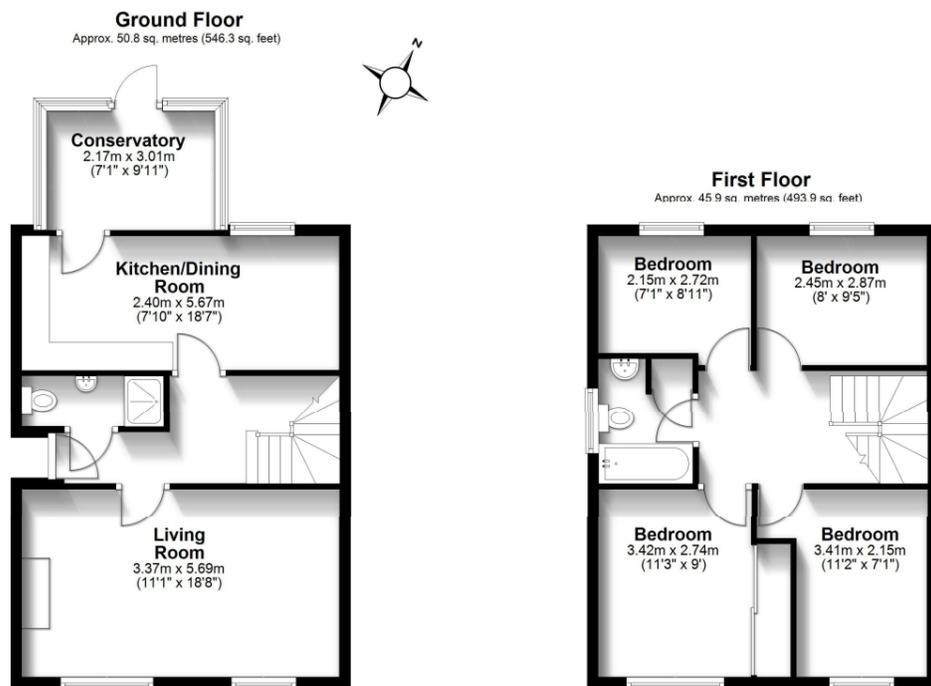


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 96.6 sq. metres (1040.3 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 please contact the appropriate agent for clarification. Plan produced using PlanUp.

85 Styles Close, -

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout into Christchurch Street East across the mini roundabout into Portway, at the traffic lights carry straight across into Wallbridge through the next traffic lights and take the second turning left into Styles Hill and towards the top turn left again into Styles Close the road bears around to the left and the property will be found on the left hand side.

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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 four bedroom semi-detached house requiring general updating to create a comfortable family home*Good sized living room in addition to a kitchen/dining room and conservatory* Ground floor wet room/shower in addition to a first floor bathroom*No onward chain.**

Situation: The property lies on the outskirts of the town within an attractive cul-de-sac setting. The railway station lies approximately 1/2 a mile and the town centre approximately 3/4 mile. 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 four bedroom semi-detached house has been in the same ownership for the last 25 years and would benefit from general modernisation and updating to create a comfortable family home which has a downstairs wet room shower in addition to a first floor bathroom. The property has upvc sealed double glazed windows and gas fired central heating to radiators. Off the kitchen/dining room is a conservatory room which in turn leads to an enclosed rear garden and adjacent garage. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part obscure sealed double glazed front door, staircase and half landing rising to the first floor, radiator, understairs storage cupboard and door to:

Wet Room Shower/WC: With a shower enclosure and thermostatic shower, wash basin, low level WC, chrome finish vertical towel rail/radiator and an obscure double-glazed window to the side.

Lounge: 18'8"x11' With two double glazed windows to the front, a brick built fireplace surround (non-functional) with an electric fire. Two radiators.

Kitchen/Dining Room: 18'8"x8' With the dining area having a radiator and a double-glazed window to the rear with the kitchen area having a range of wood fronted fitted units with contrasting work surfaces and incorporating a stainless steel single drainer sink, space and plumbing for a washing machine and space for a cooker with electric cooker control panel. Eye level cupboard units incorporating an extractor hood. Ideal gas fired boiler supplying domestic hot water and central heating to radiators. Double glazed window and half glazed door to:

Conservatory: 9'10"x7' Of single skin construction with a radiator and a double-glazed window to the side and rear elevation. Half glazed door to the rear.

- **ENTRANCE HALL, WET ROOM SHOWER, LIVING ROOM,**
- **KITCHEN/DINING ROOM, CONSERVATORY,**
- **FIRST FLOOR, LANDING, FOUR BEDROOMS**
- **(TWO ARE OF A DOUBLE SIZE) FAMILY BATHROOM,**
- **PARKING, GARAGE AND GARDENS**

First Floor:

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

Bedroom 1: 11'2"x9' With built-in wardrobes to one wall with mirrored sliding doors, radiator and a double-glazed window to the front.

Bedroom 2: 11'2"x7'8" plus door recess. With a radiator and a double-glazed window to the front.

Bedroom 3: 9'5"x8' With a radiator and double-glazed window to the rear.

Bedroom 4: 9'x7'1" plus door recess. With a radiator and a double-glazed window to the rear.

Family Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, wall mounted Mira electric shower, pedestal wash basin, low level WC, airing cupboard housing a factory lagged hot water cylinder with an immersion fitted. Radiator and an obscure double-glazed window to the side.

Outside: The property is approached via a concrete driveway with additional concrete hardstanding immediately to the front of the house, providing parking for 4 vehicles and access to:

Single Garage: Measuring internally 16'2"x8' with a metal up and over door.

Note: There is no power connected to the garage.

The Rear Garden: Is accessed via a side gate and from the conservatory and measures a maximum of 27' in width by approximately 40' in length.

