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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Total area: approx. 131.7 sq. metres (1418.1 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

17 Somerset Road, -

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout carry straight across into Butts Hill turning right into Somerset Road and the property will be found on the left hand side marked by a for sale sign.

www.mcallistersestateagents.co.uk



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.

***An elegant four double bedroom three storey Victorian town house*Two main receptions in addition to a kitchen and large utility*Requiring general modernisation and updating*South west facing enclosed rear garden with a garage to the rear*No onward chain.**

Situation: Situated in a predominately older part of the town overlooking the Victoria park to the front this Victorian town house has easy access to the town centre which lies a little over 1/4 mile. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The property lies close to the popular Avanti school. The Georgian city of Bath lies approximately 13 miles.

Description; This Victorian three storey, four double bedroom town house has been the same ownership since 1956 and requires general modernisation and updating to create a comfortable and characterful family home. The property lends itself (subject to the usual consent) to be extended to the ground floor and in addition to the first floor bathroom there is space on the second floor to re-configure the existing two double bedrooms and create an additional shower room/bathroom. Sold with the benefit of no onward chain house has a south westerly rear garden with a single garage at the bottom accessed off a small lane.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part glazed front door and glazed door to:

Entrance Hall: With a staircase rising to the first floor, large understairs storage cupboard and door to:

Lounge: 14'4"(into bay window) x 11'10" With a double glazed bay window to the front and an open fireplace with decorative surround.

Dining Room: 12'x12' maximum. With a night storage heater, large double glazed full height window to the rear and a glazed serving hatch through to the:

Kitchen: 12'5"x5'10" average. With a range of base and wall cupboard units incorporating a stainless steel single drainer sink. Double glazed window to the rear and part glazed door to:

Utility Room: 12'4"x4'3" minimum With a glazed door to the rear and door to:

Downstairs WC: With a low level WC and window to the side.

First Floor:

- **ENTRANCE PORCH, ENTRANCE HALL,**
- **BAY WINDOWED LOUNGE, DINING ROOM, KITCHEN,**
- **UTILITY ROOM, CLOAKROOM, FIRST FLOOR, LANDING,**
- **TWO DOUBLE SIZED BEDROOMS, SPACIOUS BATHROOM,**
- **SECOND FLOOR, LANDING, TWO FURTHER BEDROOMS,**
- **SOUTH FACING REAR GARDEN AND SINGLE GARAGE.**

Landing: With a door and staircase rising to the second floor, double glazed window to the front, night storage heater and doors to:

Bedroom 1: 14'6" into bay window x 12'9" maximum. With a double glazed window to the front and fitted wardrobe.

Bedroom 2: 12'2"x12' With an airing cupboard having a factory lagged hot water cylinder. Double glazed window to the rear.

Spacious Bathroom: 12'7"x6' With a panelled bath, adjacent ceramic wall tiling and a wall mounted Triton electric shower, low level WC, pedestal wash basin, ample space for a shower enclosure. Wall mounted electric heater and an obscure double glazed window to the rear.

Second Floor:

Landing: With doors to:

Bedroom 3: 15'1" maximum x 12'1" With a built-in cupboard and single glazed window to the rear overlooking the park.

Bedroom 4: 18'2"x11'9" With a built-in cupboard and access to the cold water tank and a secondary glazed window to the rear.

Outside: To the front of the property is a small area of garden enclosed by a low stone wall. The rear garden measures approximately 16' in width by 40' in length and comprises a paved area with a further area reserved for the cultivation of vegetables. The garden enjoys a south westerly aspect and in turn provides access to the:

Garage: Measuring internally 19'x11'6" Of corrugated (possibly asbestos) construction. Metal garage door and rear shared driveway leading onto Somerset Road.

