

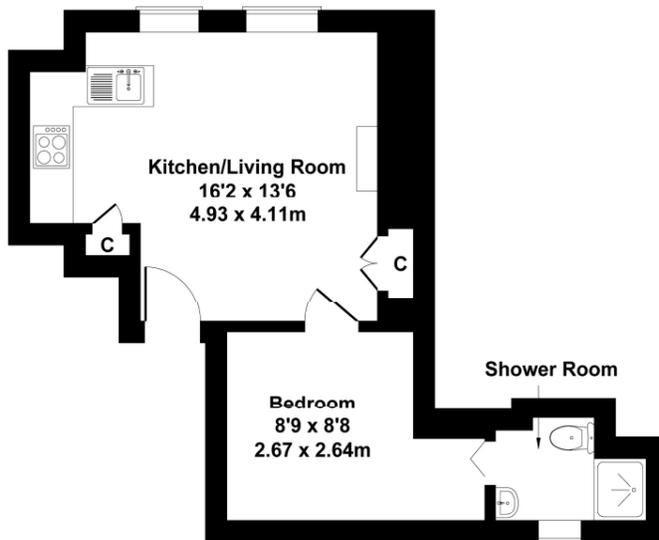


McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T: 01373453592
E: info@mcallistersestateagents.co.uk



Flat 1, 13 Catherine Hill, BA11 1BZ

Approximate Gross Internal Area
340 sq ft - 32 sq m



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.

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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.

Characterful one bedroom first floor apartment *Electric heating throughout *Open plan kitchen living dining space*Ensuite bathroom *Period features including exposed beam, sash windows and decorative open fireplace *Central town location accessed from Catherine Street.

- **COMMUNAL ENTRANCE HALLWAY**
- **OPEN PLAN KITCHEN/LIVING/DINING AREA**
- **FITTED KITCHEN**
- **DOUBLE BEDROOM**
- **ENSUITE BATHROOM**

Situation:

The property is located on Catherine Hill, in the centre of the vibrant market town of Frome. Vehicle access is via the Badcox area, where there is a bakery, butchers, chemist, a pub with restaurant facilities, as well as the popular Lotties Bistro and convenience stores. The high street is just a short walk away, down the cobbled lane, aptly named Stoney Street. There is an array of independent shops and cafes in this area which are popular with locals and visitors.

Description:

The property is approached via a charming, cobbled street with a staircase leading to an archway, giving a feeling of stepping back in time. The flat is accessed via a whimsical wooden door set beneath an archway. This leads into a communal hallway for the two flats in the building. This compact yet characterful first floor flat offers well-arranged accommodation with retained period feature and electric heating throughout. It is an ideal starter home or a perfect 'lock up and leave' for those wanting a holiday home.

Accommodation:

All dimensions are approximate. Offering practical and low maintenance accommodation, this property is well suited to those looking for town centre living, within a period property, boasting a number of attractive features.

Communal Entrance Hall:

Serving the two flats in the building. The hallway is finished with hardwood flooring and provides a coat rack, a chest for post, and cupboards housing the electric meters for both the upper and lower flats. Staircase leading to the other flat in the building. Private front door to:

Open Plan Kitchen Living Dining Area:

Entered directly from the front door, the open plan kitchen living and dining area benefits from two single glazed sash windows to the front elevation,

an exposed central beam, and a decorative open fireplace. Rattan carpet runs throughout the space, with the layout lending itself comfortably to defined living, dining and kitchen zones.

Kitchen Area:

Fitted with square edged wooden worktops, stainless steel sink, electric hob with integrated cooker hood, electric oven, compact integrated waist height fridge, and space for washing machine. A factory lagged hot water tank with immersion heater with an integrated timer is located within the space The property has a smart meter.

Bedroom Area:

Accessed via a glass paned door from the living area. A modest double bedroom with no external window, rattan carpet flooring, electric radiator, built in shelving, and the consumer unit positioned within a cupboard.

Ensuite Bathroom:

Accessed directly from the bedroom area. The walls are fully tiled and comprises a low-level WC, Mira electric power shower, electric heated towel rail, extractor fan, and electric fan heater.

Tenure:

The property is held on a 999 year lease with a peppercorn ground rent and no service charge. Buildings insurance annual premium totalled £155 for 2025.

