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



Total area: approx. 100.0 sq. metres (1076.9 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 market/letting agent 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

10 Horton Street, -

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, through the traffic lights and at the mini roundabout bear right into Vallis Way and then turn left into Horton Street where the property will be found on the right hand side.

[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 characterful, three double bedroom, three storey period house\*Subject to extensive restoration work over the last eight years including the addition of a new gas fired central heating system and new electrics.\*Two receptions rooms including a dining room/snug with a wood burning stove\*En-suite shower room to the principal bedroom and a separate family bathroom with a roll top bath and shower enclosure\* Enclosed rear garden with an outbuilding.**

- ENTRANCE HALL, SITTING ROOM, DINING/SNUG,
- KITCHEN, FIRST FLOOR, LANDING,
- TWO DOUBLE SIZED BEDROOMS,
- BATHROOM WITH SEPARATE SHOWER ENCLOSURE,
- SECOND FLOOR PRINCIPAL BEDROOM,
- EN-SUITE SHOWER ENCLOSURE,
- ENCLOSED REAR GARDEN WITH AN OUTBUILDING

**Situation:** This attractive three double bedroom property lies just off the Trinity Conservation area and is situated less than a mile from the Town Centre. Frome has a comprehensive 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 away.

**Description:** This characterful three storey house has been the subject of extensive work over the last eight years including the installation of a new gas fired central heating system, new electrics, both bathroom suites and the kitchen with hand built wooden units. In addition, cosmetic works were carried out retaining the original character of the property including flag stone floors, wood panelling, fireplaces and beautiful wooden floor boards to the snug, and first and second floors. There is an en-suite shower room to the second floor principal bedroom in addition to a beautiful period style suite to the family bathroom on the first floor which includes a roll top bath and separate shower enclosure.

**Accommodation:** All dimensions being approximate.

**Entrance Hall:** With a part glazed front door, flag stone floor, staircase rising to the first floor and door to:

**Sitting room,** With a double glazed window to the front, flag stone floor, fireplace with a decorative surround and tiled slips, understairs recess and cupboards. Vertical radiator and a picture rail.

**Snug/Dining Room:** With a tiled flagstone and part wooden floor, vertical radiator, attractive stone fireplace with a wood burning stove and cabinets to either side with cupboards beneath, store cupboard, double glazed window to the rear and part glazed door to:

**Kitchen:** With a deep recess suitable for a fridge/freezer, range of wooden units incorporating a porcelain butlers sink with drawers and cupboards beneath, space for a cooker and space and plumbing for a slimline dishwasher and washing machine. Part quarry tiled floor and electric panel radiator. Double glazed windows to the rear and side elevation with a part glazed door to the garden.

**First Floor:**

**Landing:** With a door and staircase rising to the second floor and further door to:

**Bedroom 2:** With a deep finned radiator, double glazed window to the front and two wardrobe cupboards. Original timber panelling to one wall, and stripped floor boards and an exposed ceiling beam.

**Bedroom 3:** With a deep finned radiator and a double glazed window to the rear.

**Family Bathroom:** With a period style suite with a rolled top bath with chrome cross head taps, vanity wash basin with a porcelain sink, low level WC with a concealed cistern, tiled shower enclosure, vertical towel rail/radiator and a wall mounted Worcester gas fired boiler supplying domestic hot water and central heating to radiators. Double glazed window to the rear.

**Second Floor:**

**Principal Bedroom:** With access to an insulated roof space, contemporary radiator, double glazed window to the front and sliding door to:

**En-Suite Shower Room:** Comprising a tiled shower enclosure with a thermostatic shower, wash basin, low level WC, contemporary radiator/towel rail and a double glazed roof light to the rear slope. Elm floor boards.

**Outside:** To the rear of the property is an enclosed garden which measures approximately 43' in length with an average width of 14' comprising a paved patio, flower beds, lawn, small pond and a central pathway leading to:

**Outbuilding:** Which is of brick and stone construction measuring approximately 13'x7'3"

