



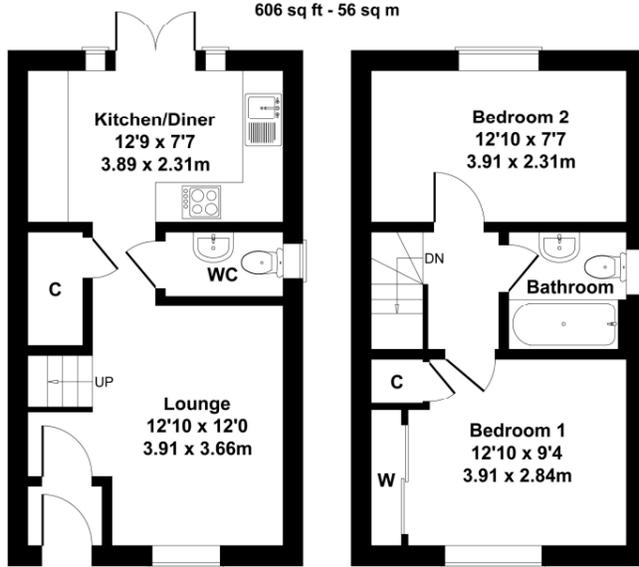
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40 Theobald Road, BA11 4FP

Approximate Gross Internal Area
 606 sq ft - 56 sq m

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

FIRST FLOOR

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.

Produced by Potterplans Ltd. 2026

Directions: Frome our offices in the Market Place proceed towards Nunney on the A361/ Marston Road, at the Nunney Catch roundabout take the third exit into Green Pits Lane then right into Theobald Road where the property will be found on the right hand side marked by a for sale sign.

www.mcallistersestateagents.co.uk



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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.

***A beautifully presented two, double bedroom semi-detached house*Fitted kitchen/breakfast room with integrated oven, hob, dishwasher, washing machine and freezer*Downstairs cloakroom in addition to a first floor bathroom*South facing rear garden*No onward chain**

Situation: The property lies within a residential development on the outskirts of the village of Nunney which has a Primary school, pub, village store, cafe and the beautiful Nunney castle. The market town of Frome lies approximately three miles away and has a comprehensive range of independent shops, cafes, bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 15 miles.

Description: Built in 2022 by Barratt Homes this well presented two bedroom semi-detached house benefits from the remainder of the builders NHBC warranty and is sold with the benefit of no onward chain. The accommodation has central heating to radiators, double glazed windows and hard floors to the ground floor and fitted carpeting to the staircase and the first floor. The kitchen/ breakfast room has an integrated oven, hob, washing machine, dishwasher and freezer and there are double, sealed double glazed French doors leading onto an enclosed south facing rear garden which comprises a patio, garden shed and area of lawn. The property is very energy efficient and has an air source heating system together with a high level of insulation throughout. There are two parking spaces immediately to the front of the house with an electric car charging point.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed front door, radiator and further door to:

Lounge: 12'10"x12' With a radiator, double glazed window to the front, staircase rising to the first floor and door to:

Inner Lobby: With an understairs cupboard housing a pressurised hot water cylinder and also providing some storage. Door to:

Cloakroom: With a white suite comprising a pedestal wash basin, low level WC, radiator and an obscure double glazed window to the side.

- **ENTRANCE HALL, LOUNGE, INNER HALL,**
- **STORAGE CUPBOARD, CLOAKROOM,**
- **KITCHEN/BREAKFAST ROOM, FIRST FLOOR,**
- **LANDING,**
- **TWO DOUBLE SIZED BEDROOMS, FAMILY BATHROOM.**
- **PARKING FOR TWO CARS,**
- **ENCLOSED SOUTH FACING REAR GARDEN**

Kitchen/Diner: 12'9"x7'7" With a range of grey fitted units with contrasting work surfaces comprising a stainless steel single drainer sink, further base and wall cupboard units and incorporating an electric fan assisted oven, ceramic four ring hob, slimline dishwasher, washing machine, fridge and freezer. double glazed windows and sealed double glazed French doors onto the rear garden.

First Floor:

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

Bedroom 1: 12'10"x9'4" With a radiator, double glazed window and overstairs storage cupboard.

Bedroom 2: 12'10"x7'7" 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, thermostatic shower and glazed shower screen, pedestal wash basin, low level WC, radiator and an obscure double glazed window to the side elevation.

Outside: To the front of the property are two parking spaces with an electric car charging port, to the rear is an enclosed garden measuring approximately 35'x18' with a full width paved patio, to the side is a gated access and area of lawn. The garden is enclosed by timber fencing.

