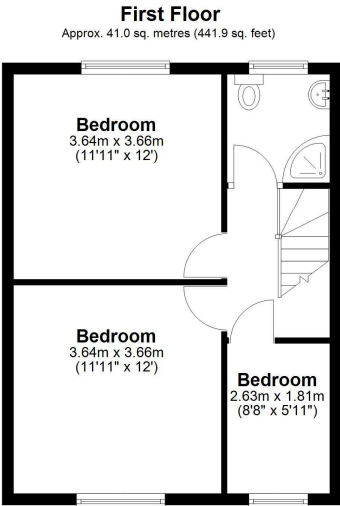
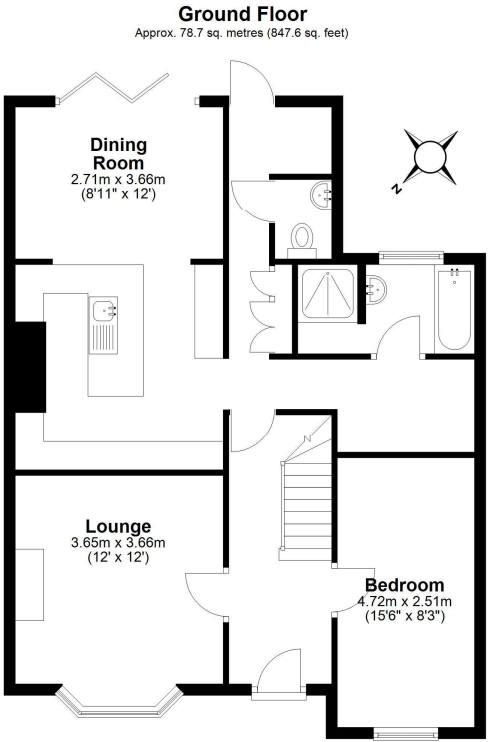




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 119.8 sq. metres (1289.4 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp.

Directions: From our offices in the Marlet Place proceed to the top of Bath Street at the roundabout turn right into Christchurch Street West, take the second turning left into Weymouth Road and the property will be found on the left hand side.

85 Weymouth Road, -

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.

An extensively re-modelled and modernised four bedroom 1930's semi-detached house *Arguably the best address in Frome being close to St. Catherines shopping area and Victoria Park to the south west *A superb fitted kitchen/dining room with bi-fold doors onto a substantial south facing rear garden *A ground floor shower room and separate WC in addition to the first floor family shower room *Parking to the front for three cars*Substantial south facing rear gardens measuring over a 100 ft. in length and incorporating a summer house, green house, bike store and a studio/workroom.

Situation: Located towards the bottom of Weymouth Road this property is perfectly placed for easy access into the St. Catherines area of Frome which offers a comprehensive range of independent shops, cafes and bistros together with national chains including Marks & Spencer. The attractive Victoria Park is just a stone's throw away, and the property is in the catchment for the Avanti Park school, Trinity First school and Selwood Middle school. There is a direct rail connection from Frome to London and Georgian city of Bath lies approximately 13 miles.

Description: This iconic bay windowed 1930's semi-detached house has been the subject of re-modelling and modernisation over the last three years to create a versatile family home which has a contemporary feel and has been finished to an exceptional level. Powdered coated aluminium windows are fitted throughout with wooden flooring to the entrance hall, sitting room, hall, kitchen and dining room. The ground floor provides versatile accommodation with a fourth bedroom which has a nearby shower room and WC and could equally provide an additional reception or study if required. Adjacent to the ground floor bathroom is a study area which currently accommodates an upright piano tucked away from the bay windowed sitting room. The dining room and adjacent kitchen is fitted to a high standard with units and Quartz work surfaces a central island and integrated appliances. Bi-fold doors lead to a large porcelain tiled terrace and an expanse of garden which incorporates lawn, raised flower and vegetable beds, soft fruit bushes, summer house, bike store, green house and at the very bottom a study/workshop with power and light connected.

Accommodation: All dimensions being approximate.

Newly Installed Porch: With a panelled front door to:

Entrance Hall: With a herring bone pattern wooden floor, radiator, staircase rising to the first floor, storage cupboard, glazed door through to the inner hall and doors to:

Bay Windowed Sitting Room: With a double-glazed bay to the front, wooden flooring, radiator and a wood burning stove with a tiled surround and a wooden mantle. Picture rail.

Bedroom 4/ Reception 3: With a double-glazed window to the front, double glazed roof light and a vertical radiator.

Inner Hall: With a vertical radiator, cloaks cupboard and access through to a utility area with a space for washing machine, wall cupboard and a glazed French door through to the rear garden. Door to:

Cloakroom: With a white low-level WC, vanity wash basin, electric panel radiator and an privacy double glazed window to the side.

Study/Music Area: With a double-glazed roof light and door to:

Bathroom: With a panelled bath with adjacent tiling, shower attached, vanity wash basin, tiled shower enclosure with a thermostatic rain shower with separate hand shower, vertical towel rail/radiator and a double-glazed window to the side.

Kitchen: With a comprehensive range of painted wood units with chrome fittings and polished

- ENTRANCE HALL, BAY WINDOW SITTING ROOM,
- BEDROOM FOUR/RECEPTION THREE, INNER HALL,
- CLOAKROOM AND UTILITY AREA, STUDY AREA,
- BATHROOM. EXTENSIVELY FITTED KITCHEN,
- DINING ROOM, FIRST FLOOR, LANDING,
- THREE BEDROOMS, BATHROOM, PARKING,
- SUBSTANTIAL GARDENS, SUN ROOM
- SEPARATE STUDIO/WORK ROOM

Quartz work surfaces incorporating a Neff electric fan assisted double oven, induction four ring hob with Miele extractor hood above, space for a fridge/freezer, island unit incorporating a single drainer scratch resistant sink, space and plumbing for a full size dishwasher, range of eye level cupboard units, beech block work surface and access through to the dining room which has a double glazed roof light, vertical radiator and double glazed bi-fold doors onto the rear garden.

First Floor: With the landing having a double-glazed window to the side, access via a fold down wooden loft ladder to a large roof space which is fully boarded and insulated and accommodating a Worcester Bosch 8000 gas fired central heating supplying new radiators and plumbing. Doors to

Bedroom 1: With picture rail, double glazed window to the rear.

Bedroom 2: With a picture rail, original cast iron fireplace with a wooden mantle shelf, radiator and a double-glazed window to the front.

Bedroom 3: With an overstairs cupboard, radiator and a double-glazed window to the front.

Shower Room: With a tiled corner entry shower enclosure with a thermostatic rain shower and separate hand shower, Floating vanity wash basin with tiled splash, low level WC, vertical towel rail/radiator and a double-glazed window to the rear.

Outside: To the front of the property is a block paved area of parking which could accommodate three cars but comfortably fits two with an adjacent flower bed.

The Rear Garden: Is accessed via a side pathway and secure gate and leads to a full width porcelain paved terrace accessible from the dining room leading to areas of lawn with sculpted flower beds with a variety of shrubs, bushes and flowering plants, there is wooden summer house/potting shed, a police approved security bike store and archway leading to raised flower beds, a green house and further lawn with fruit trees leading to a:

Block built studio/workroom: with a large wooden decking area and double French doors. There is power and light connected and windows to the front and side elevation creating a superb workspace or gym. There is an addition shed plus a woodstore and composting area.

The garden is approximately 1/4 acre and the property enjoys a southerly and therefore sunny aspect.

Note: The property has new electrical wiring, sockets, light switches and fuse board and burglar alarm.

