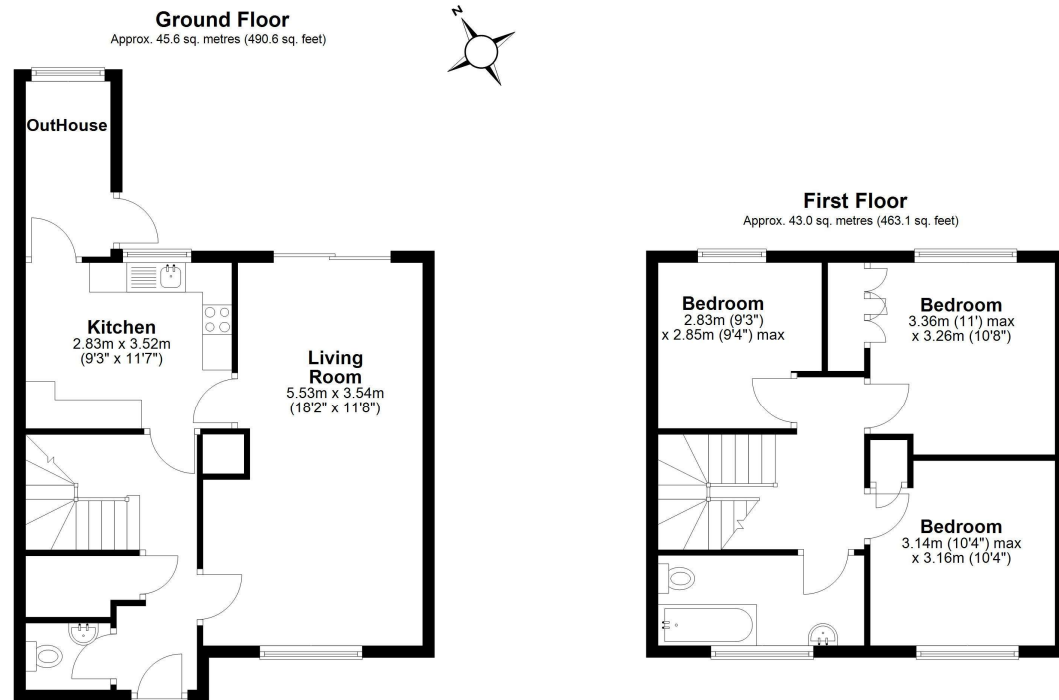




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 88.6 sq. metres (953.6 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 Market Place proceed to the top of Bath Street at the roundabout carry straight across into Gore Hedge turning left into Keyford just before the fire station at the traffic lights carry straight across into Culverhill take the turning left into Feltham Drive turning right at the T junction follow the road around then turn right into Mountsfield and the property will be found on the left hand side.

10 Mountsfield, -

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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 good sized three double bedroom terrace house*Dual aspect lounge/dining room*Fitted kitchen with an integrated gas hob and electric oven*Ground floor cloakroom (with potential to create a shower room) in addition to a first-floor bathroom* No onward chain**

Situation: The property lies on the outskirts of the town a little over a mile from the town centre. There is a Co-Op store less than 1/4 mile away and the Christchurch First School just a short distance away. Frome offers a comprehensive range of independent shops, boutiques, cafes and bistros together national chains including Marks & Spencer. The Georgian city of Bath lies 13 miles

Description: This three double bedroom house offers well-proportioned accommodation with gas fired central heating to radiators via a combination boiler which was installed approximately 3 years ago. It is unusual to find a property within this price range having three double sized bedrooms. There is a family bathroom to the first floor and to the ground floor a cloakroom with the possibility (subject to the usual planning consent) of combining the adjacent storage area to create a shower room. There are gardens to the front and rear and scope to create additional space within the rear outbuilding which although not insulated has a double-glazed window and half glazed door. The house is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed upvc sealed front door, radiator, staircase with half landing rising to the first floor, large understairs recess, deep storage cupboard and door to:

Cloakroom: With a white low-level WC, pedestal wash basin and an obscure double-glazed window to the front.

Lounge/Dining Room: With a double-glazed window to the front and double-glazed sliding patio doors onto the rear garden, two radiators and a door through to:

Kitchen: With a range of fitted units comprising a stainless steel one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath and incorporating a Neff fan assisted electric oven and a gas five ring

- **ENTRANCE HALL, CLOAKROOM,**
- **DEEP STORAGE CUPBOARD**
- **LOUNGE/DINING ROOM**
- **KITCHEN WITH INTEGRATED APPLIANCES,**
- **OUTHOUSE, FIRST FLOOR, LANDING**
- **THREE DOUBLE SIZED BEDROOMS, BATHROOM**
- **GARDENS TO THE FRONT AND REAR**

hob. Space for a washing machine and space for a fridge/freezer (both of which may be available by separate negotiation). Eye level cupboard units and a wall mounted Baxi gas fired combination boiler supplying domestic hot water and central heating to radiators. Double glazed window to the rear and half, sealed double-glazed door to:

Outbuilding: Which has an obscure double-glazed window to the rear and a half-glazed door to the rear garden.

First Floor:

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

Bedroom 1: With built-in wardrobes to one wall, radiator and a double-glazed window to the rear.

Bedroom 2: With a built-in storage cupboard, radiator and a double-glazed window to the front.

Bedroom 3: With a radiator and a double-glazed window to the rear.

Bathroom: With a panelled bath, glazed shower screen and a wall mounted Triton T80 electric shower, low level WC, vanity wash basin and a chrome finish vertical towel rail/radiator. Obscure double-glazed window to the front.

Outside: To the front of the property is an open plan area of garden with a resin bonded pathway flanked by lawn, flower beds, shrubs and bushes. To the rear of the property is an enclosed garden comprising a paved patio, lawn, pathway and a wooden garden shed. The garden is enclosed by timber fencing and there is a rear pedestrian gate.

