

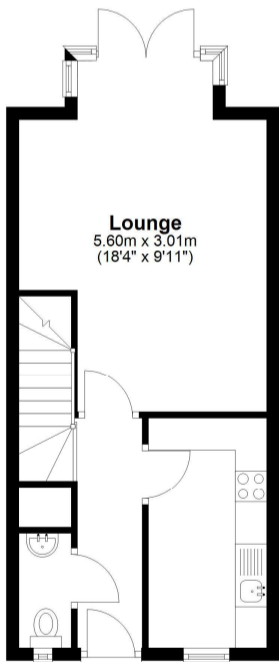


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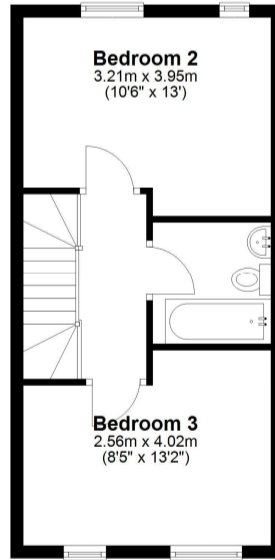


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

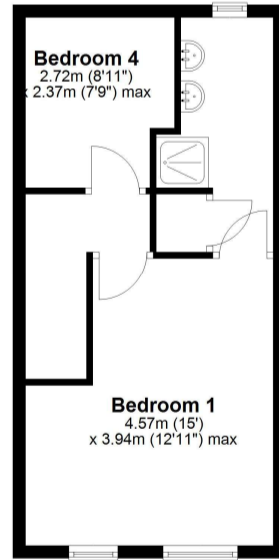
Ground Floor
 Approx. 31.8 sq. metres (341.8 sq. feet)



First Floor
 Approx. 29.3 sq. metres (314.9 sq. feet)



Second Floor
 Approx. 33.1 sq. metres (356.8 sq. feet)



Total area: approx. 94.2 sq. metres (1013.5 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. Areas and proportions cannot be guaranteed by either the provider or marketing/letting agent and should not be relied upon. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plan produced using PlanUp.

19 Waterloo

Directions: From our offices in the Market Place turn into Cork Street and just beyond the car park is the turning to Waterloo where the property will be found on the left hand side.

www.mcallistersestateagents.co.uk



McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

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 completely refurbished four bedroom, three storey modern family home * Newly installed boiler (and radiators), fitted kitchen, bathroom, cloakroom and ensuite shower room * Newly installed UPVC sealed double-glazed windows and doors throughout, floor coverings and complete redecoration * Superb second floor principal bedroom with ensuite shower room and double vanity basins * Perfect turnkey family home sold with the benefit of no onward chain.**

Situation: Occupying an almost riverside location just a stone's throw from the town centre and adjacent to the river walk towards the Cheese & Grain and towards open countryside. Frome offers a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. A five-minute stroll takes you to the Rye Bakery which is an excellent place for coffee and pastries. The railway lies approximately one mile and has a regular mainline rail service to London. The Georgian city of Bath lies approximately 13 miles.

Description: This four bedroom, three storey town house was built approximately 25 years ago and has been the subject of an extensive refurbishment since October 2025 to create a stylish family home which offers a turnkey solution and is sold with no onward chain. All windows have been replaced together with the front and back doors, the heating system has a new Ideal gas fired boiler linked to a pressurised hot water cylinder and all new radiators throughout. The kitchen has a built in oven, hob, extractor and slimline dishwasher with space for the washing machine and fridge freezer. All internal doors to the ground floor have been replaced with oak doors with stylish chrome fittings and there are new floor coverings throughout the house. The cloakroom, ensuite and family bathroom are all new with tiling, mirrors and in some places, dado paneling. There is a small courtyard garden to the rear of the property which is laid to timber decking and steps lead to an adjacent garage and parking.

Accommodation - All dimensions being approximate.

Entrance Hall: With a part obscured sealed double-glazed front door, radiator, staircase rising to the first floor, deep storage cupboard with electric consumer unit. Door to:

Cloakroom: With a white low-level WC, vanity wash basin, dado paneling, radiator and obscured double-glazed window to the front.

Kitchen: With a comprehensive range of white finish fitted units with contrasting work surfaces comprising a single bowl ceramic sink with monobloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted oven, ceramic four ring hob, slimline dishwasher, space and plumbing for washing machine and space for fridge freezer. Eye level cupboard units. Radiator and double-glazed window to the rear.

Living Room: With a large understairs storage cupboard, radiator and double-glazed double French doors on the rear garden with adjacent windows.

- **ENTRANCE HALL WITH STORAGE CUPBOARD**
- **CLOAKROOM**
- **FITTED KITCHEN WITH INTEGRATED OVEN, HOB & EXTRACTOR HOOD**
- **LOUNGE WITH FRENCH DOORS ONTO A LANDSCAPED REAR GARDEN**
- **FIRST FLOOR LANDING, TWO DOUBLE SIZED BEDROOMS**
- **FAMILY BATHROOM**
- **SECOND FLOOR LANDING, BEDROOM FOUR**
- **PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- **LANDSCAPED COURTYARD GARDEN**
- **ADJACENT SINGLE GARAGE AND PARKING**

First Floor:

Landing: With staircase rising to the second floor, radiator and doors to:

Bedroom Two: With radiator and two double-glazed windows to the front.

Bedroom Three: With radiator and two double-glazed windows to the rear.

Family Bathroom: With a white suite comprising a panel bath with adjacent wall tiling, thermostatic shower, vanity wash basin, WC with concealed cistern, dado paneling and a chrome finished vertical towel rail/radiator, shaving point and mirror.

Second Floor:

Landing: With doors to:

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

Principal Bedroom: This spacious room has a wardrobe recess, two double-glazed windows to the front, radiator and door to:

Ensuite Shower Room: With a linen cupboard with a pressurised hot water cylinder, tiled shower enclosure with an overhead rain shower, separate hand shower and glazed shower screen, double vanity with cupboards beneath and a large mirror with integrated lighting and illuminated shelf. Chrome finish towel rail/radiator, dado paneling and an obscured double-glazed window to the rear.

Outside: To the front of the property is small area of garden with steps leading to the front door. To the rear of the house is an enclosed courtyard garden with wooden decking and steps leading to a single garage with parking to the front.

Viewing by appointment through the selling agent McAllisters 01373 452592.

