



McAllisters Estate Agents Frome
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Directions: Upon approaching Radstock from the Frome Road (A362) carry straight across the first roundabout and at the next roundabout turn left into Wells Road. After approximately a mile take the turning right into Charlton Road and then right again after the turning to Lintern Road and the property will be found on the right hand side marked by a For Sale sign.

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*** A detached two-bedroom bungalow within a cul-de-sac setting * Gas-fired central heating to radiators and UPVC sealed double-glazed windows * Ample parking and a single garage * Enclosed rear garden * No onward chain.**

Situation: The property lies a little over a mile from the centre of Midsomer Norton which has a range of independent shops and pubs together with supermarkets including Sainsburys and Lidl. The Georgian City of Bath lies approximately nine miles and the market town of Frome approximately eight miles.

Description: Built by a local builder of repute this Flower and Hayes detached two-double bedroom bungalow has an ensuite shower room to the main bedroom and a separate family bathroom. The windows are UPVC sealed double-glazed and the central heating is via a Worcester Bosch Green Star boiler which is serviced annually. The property has the original kitchen and bathroom fittings and would benefit from general modernisation to create a comfortable home which enjoys a cul-de-sac location and is sold with the benefit of no onward chain.

Accommodation is as follows:

Entrance Porch: With an obscure glazed front door, radiator and further obscured glazed door to:

Entrance Hall: With a radiator, access to an insulated roof space and cupboard housing slatted shelves and a factory-lagged hot water cylinder.

Kitchen/Breakfast Room: 12'8" x 9'7" With a radiator, a range of base and wall cupboard units and incorporating space for an electric cooker, space and plumbing for a washing machine and space for a fridge freezer. Eye-level cupboard units, wall-mounted Worcester Bosch Green Star gas-fired boiler supplying domestic hot water and central heating to radiators. Double glazed window to the rear.

Lounge: 14'8" x 10'5" With a radiator and double-glazed sliding patio

- **ENTRANCE PORCH, ENTRANCE HALL**
- **KITCHEN/BREAKFAST ROOM, LOUNGE**
- **BEDROOM ONE WITH ENSUITE SHOWER ROOM**
- **SECOND BEDROOM, BATHROOM**
- **PARKING, SINGLE GARAGE**
- **GARDENS TO THE FRONT AND REAR**

doors onto the rear garden.

Bedroom One: 11'9" x 10'5" With a radiator and a double-glazed window to the front, built-in double wardrobe and door to:

Ensuite Shower Room: With a tiled shower enclosure with a wall-mounted thermostatic shower, low level WC, wash basin, radiator and an obscured double-glazed window to the side.

Bedroom Two: 8'10" x 8'6" With a double-glazed window to the front, radiator and a built-in double wardrobe.

Outside: To the front of the property is an open plan area of garden laid mainly to lawn adjacent to which is a tarmaced driveway providing parking for four cars and in turn access to the:

Single Garage: Measuring internally 17' in length by 8'5" in width with power and light connected, a metal up and over door to the front and a side personal door. The rear garden is accessed via a side wrought iron gate and measures approximately 40' in length (average) by 27'6" minimum laid to lawn with a paved patio, pathway and gravelled area to the rear. The garden is enclosed by timber fencing and stonewalling.

Viewing by appointment through the selling agents McAllisters: 01373 453592

