

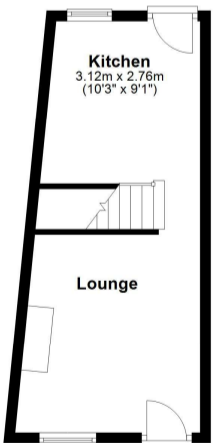
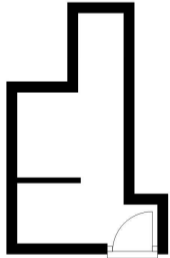


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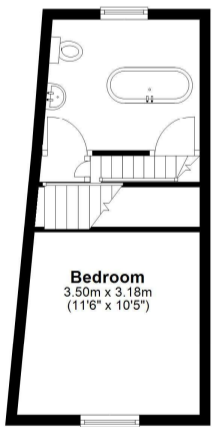


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	81 B
39-54	E		
21-38	F		
1-20	G		

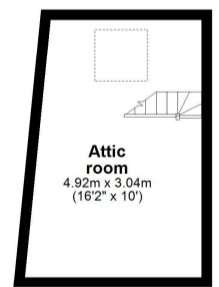
**Ground Floor**  
 Approx. 32.6 sq. metres (350.6 sq. feet)



**First Floor**  
 Approx. 23.8 sq. metres (256.5 sq. feet)



**Second Floor**  
 Approx. 15.4 sq. metres (165.9 sq. feet)



Total area: approx. 71.8 sq. metres (773.0 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 roomscan. Areas and proportions are approximate and no responsibility is taken for an error or omission or misstatement. Details shown on this floor plan including all measurements, areas and proportions cannot be guaranteed by either the provider or market/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.

75 Keyford, -

Directions: From our offices in the Market Place to the top of Bath Street at the roundabout continue straight across turning left in Keyford just before the fire station, after a short distance turn right into The Coopage and the property will be found on the right hand side.

[www.mcallistersestateagents.co.uk](http://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 charming three storey, two bedroom period cottage \*Sitting room with a wood burning stove \*Kitchen/breakfast room with an integrated oven and hob \*Garden immediately to the front of the cottage in addition to an allotment garden a short distance from the property.**

**Situation:** The property lies in the popular Keyford area of Frome a short distance from a pub and approximately half a mile from the town centre. Frome has a comprehensive range of independent shops, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

**Description:** This attractive period cottage has been the subject of updating works by the current owner and has gas fired central heating to radiators, a wood burning stove to the sitting room creating a superb focal point. The windows are all UPVC sealed double-glazed and the bathroom is of a generous size. Immediately to the front of the property is an attractive and enclosed garden area with a small rear courtyard and out building and a generous size detached garden a short distance from the cottage.

**Accommodation:** All dimensions being approximate.

**Sitting Room:** 11'5"x10'8" With a UPVC sealed double-glazed window to the front, part glazed front door, fireplace with brick detailing and a Morso wood burning stove, radiator and access to a lobby area with a staircase rising to the first floor and through to:

**Kitchen/Breakfast Room:** 10'3"x8'9" With a range of cream finish fitted units with contrasting work surfaces comprising a ceramic single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric oven, gas four ring hob, slimline dishwasher, space for a fridge/freezer, wall cupboard units, extractor hood, radiator, tiled floor, double-glazed window to the rear and a half glazed door to the small courtyard area.

First Floor:

**Landing:** With a door and staircase rising to the first floor and door to:

**Bedroom 1:** 11'6"x11' With a stripped wood floor, wardrobe and a double-glazed window to the front.

- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR
- LANDING
- BEDROOM ONE
- SPACIOUS BATHROOM
- SECOND FLOOR BEDROOM TWO
- GARDEN
- REAR COURTYARD AND OUTBUILDING
- DETACHED GARDEN

**Bathroom:** With a roll top bath with a wall mounted thermostatic shower and glazed shower screens, low level WC, pedestal wash basin, radiator, understairs storage cupboard, wall mounted Worcester gas fired combination boiler and an obscure double-glazed window to the rear.

**Second Floor:**

**Bedroom 2:** 13'10"x10'9" (floor measurements) This room has a staircase rising to one side and has painted wood floors, eaves storage, a radiator and a double-glazed roof light to the rear.

**Outside:** To the front of the property is an attractively laid area of garden with an old stone wall to the front, flower beds, shrubs and bushes and with a slate chip pathway leading to the front door. To the rear is a small courtyard area and a brick built out building.

**The Detached Garden:** Is situated a short distance from the property towards Redland Terrace and is accessed via a shared gate with a pathway leading to an area which incorporates a summer house, wooden shed and raised flower beds and soft fruit bushes. The garden measures approximately 42' in length by approximately 20' in width.

