



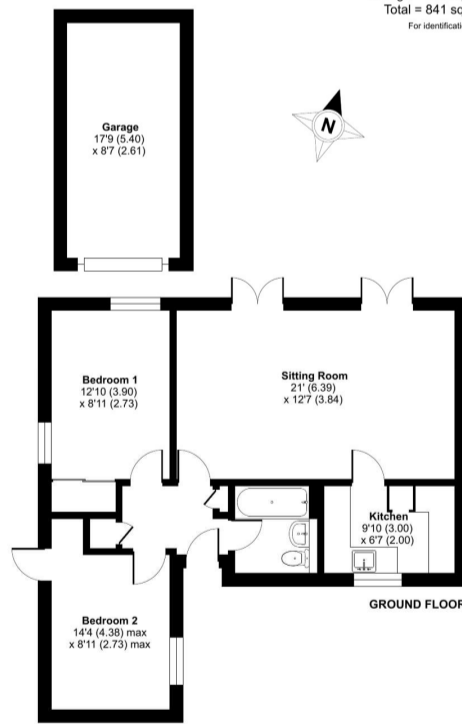
McAllisters Estate Agents Frome  
 Market Place, Frome  
 BA11 1AB  
 T : 01373453592  
 E : info@mcallistersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ashtree Road, Frome, Somerset, BA11

Approximate Area = 689 sq ft / 64 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 841 sq ft / 78.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1448640

Directions: From our offices in the Market Place proceed to the top of North Parade, at the junction with Bath Road bear left, at the traffic lights turn right into Princess Ann Road, over the roundabout and into Stonebridge Drive, take the turning right into Ashtree Road and number 26 will be found in a small cul-de-sac on the right hand side.

[www.mcallistersestateagents.co.uk](http://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 two double bedroom corner plot bungalow \*  
 Good size lounge/dining room with French doors  
 onto a 'wrap around' garden \* UPVC sealed double-  
 glazed windows and gas fired central heating to  
 radiators \* Single garage and parking space.**

- **ENTRANCE HALL**
- **BATHROOM**
- **TWO DOUBLE BEDROOMS**
- **LOUNGE/DINING ROOM**
- **'WRAP AROUND' GARDEN**
- **SINGLE GARAGE WITH PARKING SPACE**

**Situation:** The property lies within the popular Stonebridge area of Frome close to a small parade of shops with a Tesco Express, pharmacy and fish & chip shop. The Frome college, sports centre and Selwood Middle School all lie close at hand. The town centre lies approximately 1 mile and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

**Description:** This corner terraced two double bedroom bungalow has UPVC sealed double-glazed windows and gas fired central heating to radiators. There are two double sized bedrooms one with a French door to a generous sized garden which extends to the side and rear of the property and is laid partly to lawn with patio, shrubs and bushes. A short distance from the property there is a single garage and parking space.

**Accommodation:** All dimensions being approximate.

**Entrance Hall:** With a part sealed double-glazed front door, access to an insulated roof space and an airing cupboard with a factory lagged hot water cylinder. Doors to:

**Bedroom 1:** 11'8"x8'10" With a double-glazed window to the front and a double-glazed French door onto the rear garden, radiator and wardrobe recess.

**Bedroom 2:** 12'8"x9' Enjoying dual aspect with double-glazed

windows to the side and rear elevation, radiator and wardrobe with sliding doors.

**Bathroom:** With a modern white suite comprising a panelled bath with adjacent ceramic wall tiling and thermostatic shower, pedestal wash basin, low level WC, obscure double-glazed window to the front and a chrome finish towel rail/radiator.  
 Lounge/Dining Room: 21'x12'7" With two radiators, double-glazed window to the rear and double, sealed double-glazed French doors onto the garden.

**Kitchen:** 9'9"x6'6" With a range of fitted base and wall cupboard units incorporating a stainless steel single drainer sink, space and plumbing for a washing machine, space for a fridge/freezer, slot-in electric cooker with a four ring ceramic hot and extractor hood above. Double-glazed window to the front.

**Garden:** The gardens are situated to the side and rear of the property with the rear garden mainly paved and gravelled for ease of maintenance and with raised flower beds and further area to the side which is partially gravelled with lawn and a wooden decking area. The gardens are enclosed by timber fencing and there is a rear pedestrian access gate.

**Parking:** There is a single garage with a parking space to the front a short distance from the bungalow.

