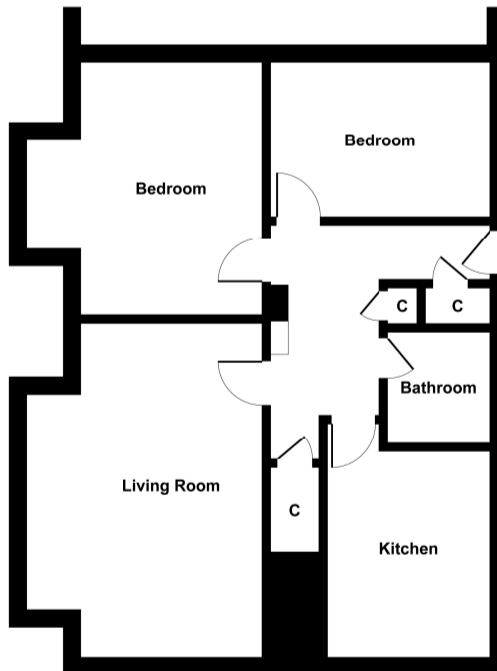




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1 Hill Ground, Frome, Somerset, BA11 3AN



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 well proportioned two bedroom apartment with attractive open views towards surrounding hills and the communal garden \* Two double bedrooms with the principal bedroom benefiting from a bay window and pleasant outlook \* Living room with bay window overlooking the communal garden \* Kitchen fitted with an Ideal boiler, plumbing for a washing machine and dishwasher and space for further appliances \* UPVC double glazed windows throughout \* Gas fired central heating to radiators \* Externally accessed garden**

- **PRIVATE ENTRANCE PORCH**
- **ENTRANCE HALL WITH STORAGE**
- **TWO DOUBLE BEDROOMS**
- **LIVING ROOM WITH BAY WINDOW**
- **FITTED KITCHEN, BATHROOM**
- **COMMUNAL GARDEN**

**Situation:** The property is positioned within a residential setting and enjoys attractive open views towards rolling hills in the distance. The living room and principal bedroom overlook a garden area to the rear of the building. The garden can be accessed externally by exiting the front door, turning right and walking around the side of the building. The neighbouring garden adjoins this space but is sectioned separately.

**Description:** A well proportioned two-bedroom apartment offering good natural light, bay windows to the main reception room and principal bedroom, and excellent potential for modernisation. The property benefits from gas fired central heating and a practical layout with all rooms accessed from a central hallway. It would now benefit from full refurbishment including replacement of the consumer unit and potentially rewiring.

**Accommodation:** All measurements are approximate.

**Entrance Porch:** 1.94m x 0.90m With coir mat flooring and a coat cupboard housing the consumer unit and electric meter. Door leading to the main entrance hall.

**Entrance Hall:** 3.00m x 1.97m Central hallway providing access to all principal rooms. Includes a storage cupboard and an airing cupboard with radiator.

**Bathroom:** 1.90m x 1.72m

**Kitchen:** 2.77m x 3.16m Fitted with an Ideal gas fired boiler. Plumbing in place for washing machine and dishwasher together with space for cooker and tumble dryer.

**Living Room:** 5.42m x 3.04m extending to 4.03m into bay window Bright reception room with bay window enjoying pleasant outlook towards distant hills and the communal garden.

**Bedroom One:** 4.16m x 3.03m extending to 4.03m into bay window Double bedroom with bay window and attractive outlook.

**Bedroom Two:** 3.79m x 2.67m Positioned to the front of the property.

**Outside:** A garden is located to the rear of the building. The garden is accessed externally via a path around the side of the property from the front entrance.

**Tenure/Outgoings:** Property is Leasehold. There is a service charge of £17.16 per annum, as well as a sinking fund of approximately £500 per annum. Please contact McAllisters for any further information on these charges.

