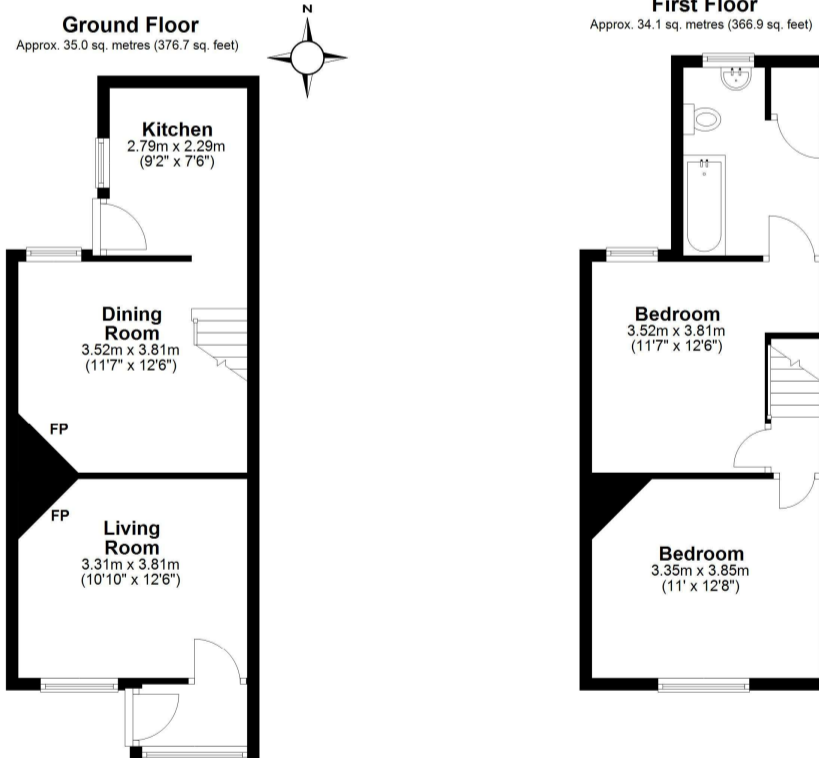




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 69.1 sq. metres (743.6 sq. feet)
 This floor plan is for illustrative purposes only. All measurements, areas and proportions are approximate and cannot be guaranteed. If accuracy is required, please contact the appropriate agent for clarification.
 Plan produced using PlanUp.

3 Stoke Hill, Stoke St. Michael, -

Directions: On approaching Stoke St Michael from the Old Frome Road head towards Moons Hill/Mendip Road carry along the main road into Stoke Hill where the property will be found on the right hand side marked by a for sale sign.

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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.

*** An Edwardian two double bedroom cottage enjoying a village location*Two reception rooms both with open fireplaces*Off road parking*Large wooden workshop/store and substantial gardens* No onward chain**

Situation: This attractive village property is situated within the village of Stoke St Michael 200 yards from the pub and village hall and post office. There is a nearby primary school and the village is situated within the Glastonbury catchment for priority and subsidised tickets to the festival. The towns and cities of Wells, Shepton Mallet and Frome are all within an 8 mile radius. Frome has a comprehensive range of independent shops, cafes and bistros together with national chains including Marks and Spencer. The Georgian city of Bath lies approximately 15 miles.

Description: Believed to been built in 1908 this Edwardian end of terrace cottage has been in the same family ownership throughout its life. The property requires general updating to provide a comfortable home which has ample parking to the side and a substantial garden which measures approximately 114'x50' and is laid mainly to lawn. A perfect proposition for those keen gardeners or for someone looking to create (subject to the usual planning consent) additional accommodation ,air bnb etc. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Porch: With upvc sealed double glazed windows to the front and a half glazed door, quarry tiled floor and original door to:

Sitting Room: With a double glazed window to the front, fireplace and radiator.

Dining Room: With an understairs storage cupboard, radiator, fireplace with a decorative tiled surround, double glazed window to the rear, staircase rising to the first floor and access through to:

Kitchen: With a single bowl double drainer sink with drawers and cupboards beneath, base and wall cupboard unit incorporating space for an electric cooker. Double glazed window to the side, radiator and door to the garden.

- **ENTRANCE PORCH, SITTING ROOM, DINING ROOM,**
- **KITCHEN, FIRST FLOOR, LANDING,**
- **TWO DOUBLE BEDROOMS, BATHROOM,**
- **DRIVEWAY, LARGE WOODEN WORKSHOP/SHED**
- **SUBSTANTIAL GARDENS**

First Floor:

Landing: With access to:

Bedroom 1: With a radiator, double glazed window to the front and corner, cast iron fireplace.

Bedroom 2: With a radiator, upvc sealed double glazed window to the rear and access through to:

Bathroom: With a panelled bath, low level WC, wash basin, radiator, double glazed window to the rear and cupboard housing an Ideal gas fired combination boiler which was installed approximately one year ago and supplies domestic hot water and central heating to radiators.

Outside: The property is approached via a double wrought iron gates with a tarmacked driveway flanked by lawn leading to the parking area. There is an outside toilet to the rear of the house a small laundry room with space and plumbing for a washing machine. The driveway leads to a wooden building measuring approximately 15'x14'3" beyond which is the substantial rectangular garden measuring approximately 114'x50' comprising an area reserved for the cultivation of vegetables which is extensive and enclosed by stone walling and hedging.

Note: Stoke St Michael is served by the 162 bus Monday - Friday linking Stoke St Michael from Frome to Shepton Mallet and the villages in between.

