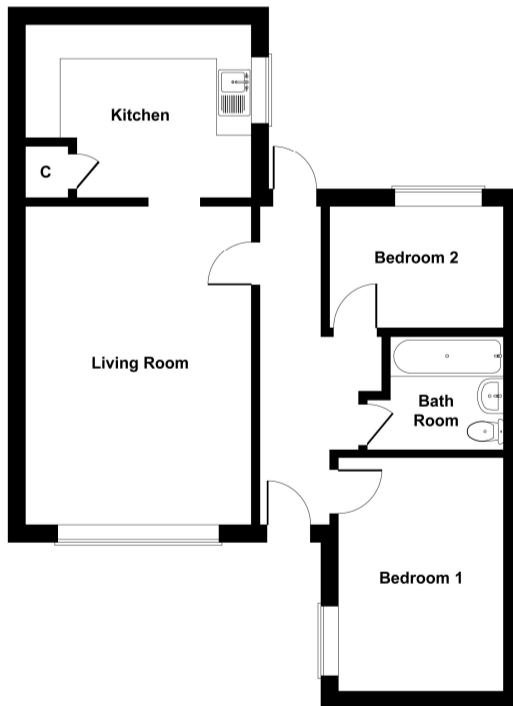




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5 Ashfield Close, BA11 5DQ



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		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Directions: On approached Trudoxhill from the Frome/Nunney road proceed into the village and take the turning left just beyond the White Hart pub into Foghamshire Lane and then right into Ashfield Close where the property will be found on the left hand side

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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 bedroom semi-detached bungalow requiring complete redecoration, new floor coverings, kitchen and bathroom \* Enclosed rear garden and store \* No onward chain**

- **ENTRANCE HALL**
- **TWO BEDROOMS**
- **BATHROOM**
- **LOUNGE**
- **KITCHEN**
- **ENCLOSED REAR GARDEN**

**Situation:** Situated in the peaceful village of Trudoxhill, the property enjoys a convenient setting close to Marston Park and lies around three miles from the popular market town of Frome which offers a wide choice of independent shops, cafes and places to eat. Trudoxhill itself has a well-regarded pub and the Palette and Pasture ice cream parlour. Nearby Nunney, just a mile away, has a primary school, shop, pub, tea room, village hall and the historic Nunney Castle. The Georgian city of Bath is a little over fifteen miles away and there are good connections to London via the railway stations at Frome and Westbury along with the A303 and M3 road links.

**Description:** This two bedroom semi-detached bungalow requires complete redecoration, a new bathroom suite, fitted kitchen and floor coverings and would provide an ideal project. The property is sold with the benefit of no onward chain.

**Accommodation:** The property is sold with the benefit of no onward chain.

**Entrance Hall:** With a night storage heater and part glazed door to the rear garden, cloaks recess and door to:

**Bedroom 1:** 12'x10' With a night storage heater and double-glazed window.

**Bathroom:** With a white suite comprising a panelled bath,

pedestal wash basin, low level WC, night storage heater and roof light.

**Bedroom 2:** 10'1"x6'2" With a night storage heater and window.

**Lounge:** 16'5"x10'4" With a double-glazed window to the front, night storage heater and access to:

**Kitchen:** 10'4"x7'10" With a stainless steel single drainer sink, wall and base cupboards which would benefit from being replacing, airing cupboard with a factory lagged hot water cylinder. Double glazed window.

**Outside:** To the front of the property is an area of garden and to the rear is an enclosed garden which is partly paved and has access to a storage shed. There is a rear pedestrian gate.

