

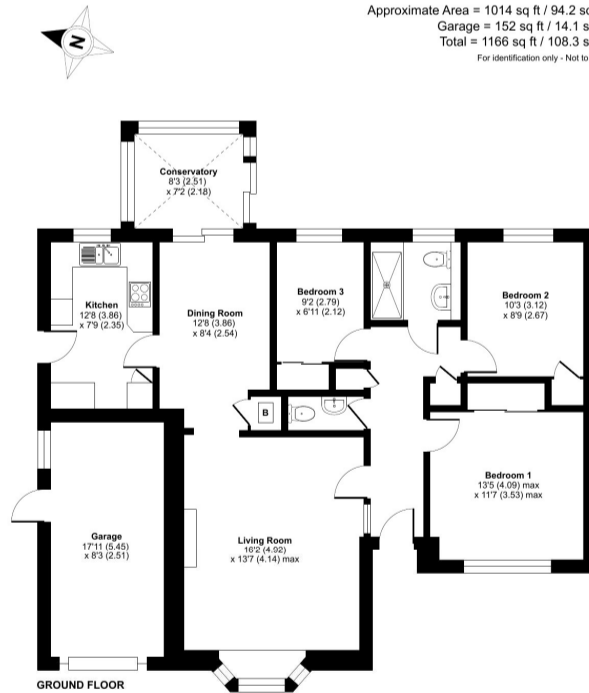
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

Braithwaite, Frome, BA11

Approximate Area = 1014 sq ft / 94.2 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1166 sq ft / 108.3 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). © rchecom 2018. Produced for Homes and Associates Ltd T/A McAllisters Estate Agents. REF: 1441706

Directions: From our offices in the Market Place proceed to the top of North Parade turning right into Berkley Road at the traffic lights carry straight across into Clink, take the turning left into Brunel Way and then again into Churchward Drive turning left again into Braithwaite where the property will be found on the right hand side towards the end of the cul-de-sac.

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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 well proportioned detached three bedroom bungalow * Three reception rooms including a double-glazed garden room overlooking an enclosed and well-stocked east facing rear garden * Attractive cul-de-sac setting on the Bath side of the town * No onward chain**

Situation: The property lies towards the end of this attractive cul-de-sac which is in turn on the Bath side of the town. There is a small parade of shops a short distance away including a Tesco Express, Pharmacy and Fish & Chip shop. The town centre lies a little over a mile away 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: Believed have been built in the 1980's this detached three bedroom detached bungalow has sealed double-glazed windows and gas fired warm air heating. A double-glazed garden room is a later addition and provides an additional small reception room which has double-glazed sliding French doors onto a private and well stocked east facing rear garden. The kitchen has a range of Shaker style fitted units together with an integrated double oven and gas four ring hob with extractor hood. Having been in the same ownership for some time the property would now benefit from general updating to create a comfortable home which is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed door front door, access to the roof space, linen cupboard, cloaks cupboard with slatted shelves and a factory lagged hot water cylinder. Doors to:

Cloakroom: With a low-level WC and wash basin.

Lounge: With a double-glazed bay window to the front, display fireplace surround (nonfunctional) with marble slips and hearth. Glazed panel from the entrance hall and archway through to the:

Dining Room: With a cupboard housing a Johnson & Starley gas fired warm air heater providing ducted hot air throughout the property and domestic hot water. Access through to the kitchen and sliding door to:

Garden Room: With UPVC sealed double-glazed construction on low walls and with a double-glazed sliding patio door onto the garden.

- **ENTRANCE HALL, CLOAKROOM, LOUNGE**
- **DINING ROOM, GARDEN ROOM**
- **FITTED KITCHEN WITH INTEGRATED OVEN AND HOB**
- **SHOWER ROOM, THREE BEDROOMS, DRIVEWAY**
- **GARAGE AND ENCLOSED EAST FACING REAR GARDEN**

Kitchen: With a range of cream finish Shaker fitted units with contrasting work surfaces comprising a stainless steel one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath and incorporating a stainless steel finish electric double oven, gas four ring hob with extractor hood above. Wall cupboard units, space and plumbing for washing machine and a space for a fridge/freezer. Double-glazed window to the rear and a half-glazed door to the side.

Shower Room: With a tiled shower enclosure with thermostatic shower low level, WC, pedestal wash basin, chrome finish oil filled towel rail/radiator and an obscure double-glazed window to the rear.

Bedroom 1: With a double-glazed window to the front and built-in wardrobes with mirrored doors.

Bedroom 2: With built-in wardrobe cupboard and a double-glazed window to the rear.

Bedroom 3/Study: With a built-in wardrobe and double-glazed window to the rear.

Outside: To the front of the property is an open plan area of garden which extends to the right-hand side of the bungalow, mainly laid to lawn and with shrubs and bushes. There is a tarmacked driveway and access to a single garage which measures internally 18'2"x9'7" With a metal up and over door, power and light connected and with a side personal door and window. The rear garden is a particular feature of the property and measures approximately 55' in width by 32' comprising a paved patio, lawn and flower borders with a variety of shrubs, bushes and flowering plants.

