

£270,000

Offers in the region of

Blackberry Road, Frome, Somerset, BA11 5DF



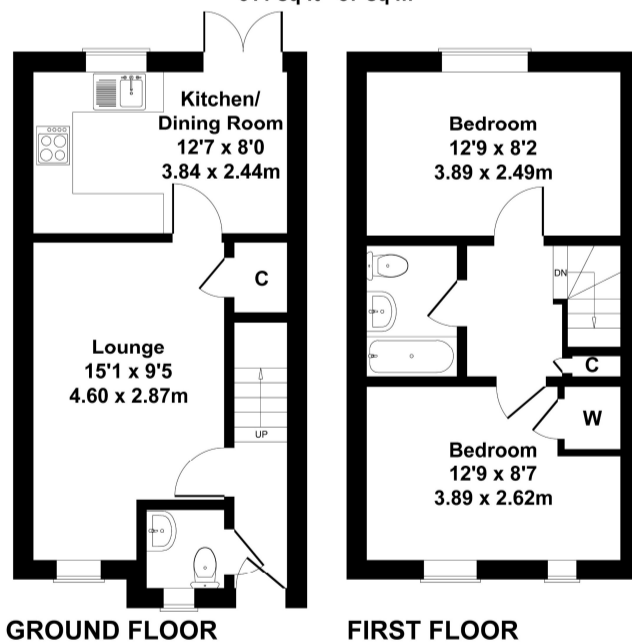
McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T: 01373453592
 E: info@mcallistersestateagents.co.uk



79 Blackberry Road, Frome, BA11 5DF

Approximate Gross Internal Area
 611 sq ft - 57 sq m

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR FIRST FLOOR
 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

Directions: From our offices in the Market Place proceed to the top of Bath Street, bear left into Christchurch Street East over the next roundabout through the traffic lights and past the railway station. Carry over the next traffic lights and at the next roundabout take the second roundabout towards Asda and then into Edmunds Park follow the road to the left which is Blackberry Road, bear to the right and the property will be found on the left hand side.

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.

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*** A extremely well-presented two double bedroom modern semi-detached house * Believed to be the largest plot of this type of property within the development * 36'x30' east facing enclosed rear garden * Well-appointed kitchen/breakfast room with an integrated oven, hob, dishwasher, fridge and freezer * Ample parking to the side**

Situation: The property lies within the Edmund's Park area of Frome on the eastern side of the town close to open countryside and a short walk to the Asda supermarket. The railway station lies approximately 1/4 mile and the town centre a little over a mile with its comprehensive range of independent shops, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Completed in October 2018 this well planned two double bedroom semi-detached house is reputed to have the largest plot for a house of this type with the Edmund Park development. The good sized east facing rear garden has been recently landscaped and incorporates a large paved terrace, a wooden shed, lawn and flower beds. The property has UPVC sealed double-glazed windows and gas fired central heating to radiators.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part obscure sealed double-glazed front door, radiator, staircase rising to the first floor and door to:

Cloakroom: With a white suite comprising a low level WC, pedestal wash basin with a tiled splash, radiator and a sealed double-glazed window to the front.

Lounge: 15'1"x9'5" With a radiator, double-glazed window to the front, understairs storage cupboard and door to:

Kitchen/Dining Room: 12'7"x8' With a range of fitted units with contrasting work surfaces comprising a one and a half bowl single drainer porcelain sink, integrated full size dishwasher, electric oven, ceramic four ring hob, fridge and freezer. Space and plumbing for a washing machine, eye level cupboard units incorporating an extractor hood and further cupboard with an Ideal gas fired boiler supplying domestic hot water and central heating to radiators. Ample

- **ENTRANCE HALL**
- **CLOAKROOM**
- **LOUNGE**
- **KITCHEN/DINING ROOM**
- **FIRST FLOOR, LANDING**
- **TWO DOUBLE SIZED BEDROOMS**
- **BATHROOM**
- **PARKING AND GARDENS**

space for a dining table, radiator, double-glazed window and a sealed double-glazed doors onto the rear garden.

First Floor:

Landing: With doors to:

Bedroom 1: 12'9"x8'7" With a radiator, two double-glazed windows to the front and a built-in overstairs cupboard.

Bedroom 2: 12'9"x8'2" With a radiator and a double-glazed window to the rear.

Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling and a wall mounted thermostatic shower with glazed shower screen, pedestal wash basin, low level WC, chrome finish vertical towel rail/radiator and extractor.

Outside: To the front the property is a small open plan area of garden which is laid to slate chippings with a tarmacked driveway to the side providing ample parking for at least two cars with a lawned area adjacent. A rear gate in turn leads to the:

Rear Garden: Which measures 36'x30' and comprises a generous sized Indian sandstone paved patio, garden shed, an area laid to lawn with flower borders, shrubs and bushes. The garden enjoys an easterly aspect and is enclosed by timber fencing.

