

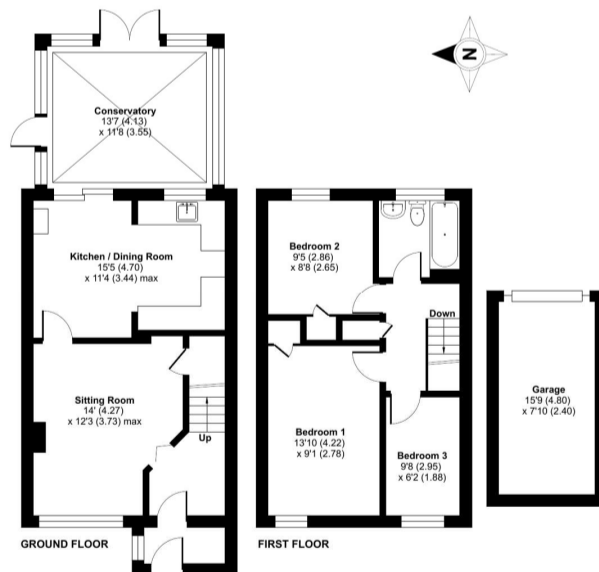


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Holmbury Close, Frome, BA11

Approximate Area = 1007 sq ft / 93.5 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1131 sq ft / 105 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2020. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1454617

Directions: From our offices in the Market Place proceed to the top of North Parade taking the turning right into Berkley Road at the traffic lights carry straight across into Clink and out of Frome in this direction, take the turning on the right hand side into Wyville Road and then immediately left into Holmbury Close and the property will be found 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-presented three bedroom end of terrace house with substantial gardens both to the front and rear * Sitting room with a wood burning stove * Dining room off the fitted kitchen leading to a large double-glazed conservatory/garden room overlooking a generous sized east facing rear garden measuring over 70' in length * Ample scope (subject to the usual planning consent) to extend to the side or rear of the property * Totally enclosed gardens with a nearby parking space and single garage with an additional parking space to the front * No onward chain

- ENTRANCE PORCH, ENTRANCE HALL,
- SITTING ROOM WITH A WOOD BURNING STOVE
- DINING ROOM, FITTED KITCHEN
- CONSERVATORY/GARDEN ROOM
- FIRST FLOOR, LANDING
- THREE BEDROOMS, BATHROOM
- PARKING SPACE, SINGLE GARAGE
- GENEROUS SIZED GARDENS TO THE FRONT AND REAR
- BRICK BUILT OUTBUILDING POWER AND WATER

Situation: The property lies on the eastern outskirts of the town close to the Frome bypass providing easy access to Bath (13 miles), Warminster (8) miles, Westbury (7) miles and Trowbridge (6) miles. There is a small parade of shops a little over a half a mile 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 including national chains including Marks & Spencer. Schooling is available close by with Haysdown just a short distance, Selwood Middle School 1/4 mile and the Frome College approximately 1/2 a mile.

Description: This three bedroom end of terrace house not only has generous sized gardens to the front and rear it is positioned in such a way that the gardens are all totally enclosed making it safer for dogs and small children. The rear garden is over 70' in length and is laid partly to lawn with a large paved terrace, shrubs, bushes and many established trees with several seating areas and to the bottom a brick-built studio/workspace which has power and water connected and could provide (subject to the usual consent) a variety of uses. The main house has three reception rooms including a large double-glazed garden room/conservatory with French doors onto the rear garden and creating an excellent third living room. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part glazed front door, further glazed door to:

Entrance Hall: With a staircase rising to the first floor, radiator within a radiator cover and bi-fold doors to:

Sitting Room: With a wood burning stove creating a focal point to this room which has an understairs storage cupboard, radiator and a large double-glazed window to the front. Stable door through to:

Dining Room: With a radiator and wall mounted Ideal gas fired boiler supplying domestic hot water and central heating to radiators, double-glazed sliding doors to the garden/conservatory and archway through to:

Kitchen: Which has a range of cream finished fitted units comprising a stainless steel single drainer sink with adjacent work surfaces,, drawers and cupboards beneath and incorporating a slot-in cooker with a gas four ring hob, integrated fridge, eye level cupboard units incorporating an extractor hood, space and plumbing for a washing machine and slimline dishwasher. Double glazed window to the rear.

Garden Room/Conservatory: This large, almost full width room has a French door to the side and double, French doors to the rear together with a vaulted ceiling creating a superb additional reception room.

First Floor:

Landing: With an oak handrail and spindles, access to an insulated roof space, linen shelves and a factory lagged hot water cylinder, doors to:

Bedroom 1: With a radiator, built-in wardrobe, double-glazed window to the front.

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

Bedroom 3: Incorporating a bed platform suitable for a single mattress which sits partly above the bulkhead above the staircase. Radiator and a double-glazed window to the front.

Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling and a wall mounted Triton electric shower low level WC, pedestal wash basin, chrome finish vertical towel rail/radiator and an obscure double-glazed window to the rear.

Outside: A short distance from the property there is a single garage within a block and a single parking space. A gate provides access to the:

Front Garden: Which measures approximately 50'x26' and incorporates a raised vegetable area, lawn and patio. The garden enjoys a westerly aspect and there is a side access to the side and a further gated access in turn to the:

Rear Garden: Which is a particular feature of the property measuring over 70' in length by 25' in width and incorporating a side path and wooden shed/workspace measuring approximately 13'9x5'4" beyond the main garden comprises a full width patio with raised beds, lawn with a central pathway incorporating Yew trees, Box and various other bushes, small water feature, raised sleepers creating several seating areas together with a summer house, external fireplace and chimney, further water feature, tool shed and studio space measuring 15'10" maximum by 9'6" minimum by 8'5" with water and electricity connected and space to create a small shower room/cloakroom (which would necessitate the connection of a mains drainage for this).

