

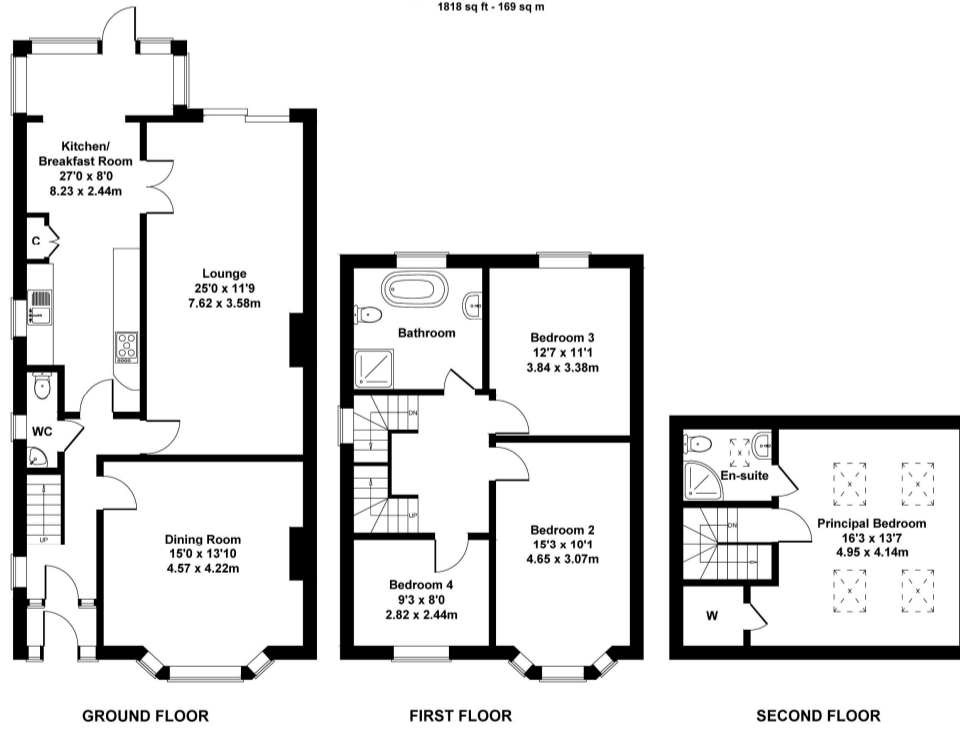


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	43 E	
21-38	F		
1-20	G		

1 Locks Hill, Frome
 Approximate Gross Internal Area
 1818 sq ft - 169 sq m



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. 2020

Directions: From our offices in Market Place proceed to the top of Bath Street. at the mini roundabout turn left into Christchurch Street East over the next mini roundabout and at the traffic lights bear right into Locks Hill and the property will be found immediately on the left hand side marked by a for sale sign.

www.mcallistersestateagents.co.uk



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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 elegant 1930's four bedroom semi-detached house * Two reception rooms (both with fireplaces) * Generous sized kitchen/breakfast room with a large Victorian type lantern light * Second floor principal bedroom with a walk-in wardrobe and en-suite shower room * Two further double sized bedrooms to the first floor together with a fourth bedroom/study and period style bathroom * Enclosed east facing rear garden and adjacent garage/workshop with a separate office area * No onward chain**

Situation: The property lies on the eastern side of the town within a predominantly older part of Frome very close to the railway station and less than 1/2 a mile from the town centre. Frome offers a comprehensive range of independent shops, boutiques, cafes and restaurants together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Believed to been built in 1935 this elegant four-bedroom house has a later extension to the rear creating a large main lounge with patio doors onto the rear garden and to the side a generous sized kitchen with a large overhead Victorian style lantern light. To the first floor there are two generous sized bedrooms and an additional single bedroom which is currently used as an office. The bathroom was completely refitted approximately 8 years ago and incorporates an en-suite shower, roll top bath and limestone tiling to the floor and walls. The attic was converted by a local company of repute to create an excellent principal bedroom which has a walk-in wardrobe and walk-in shower. The east facing enclosed garden provides access to a large garage/workshop with a is a separate office area. No onward chain.

Accommodation: All dimensions being approximate.

Entrance Porch: With double obscure glazed doors, a tiled step and part glazed door to:

Entrance Hall: With a double-glazed window to the side, staircase rising to the first floor, radiator within a radiator cover, laminate floor and door to:

Cloakroom: With a white suite WC, corner wash basin, single radiator and an obscure double-glazed window to the side, glazed door to:

Dining Room: With double-glazed bay window to the front, radiator and a fireplace.

Lounge: With a beautiful open fireplace with a Bath stone surround with serpentine detailing, two radiators, double-glazed sliding patio doors onto the rear garden, glazed door from the hallway and reclaimed antique Indian double doors through to:

Kitchen/Breakfast Room: With a large double-glazed Victorian style lantern light, concealed lighting allowing a tremendous amount of light into this room with a porthole window to the side and double-glazed windows to the side and rear with a glazed door to the garden. There is a comprehensive of cream high gloss fitted units with contrasting beech block work surfaces and incorporating a one and a half bowl single drainer single drainer sink, space and plumbing for a washing machine and a slimline dishwasher. Further base cupboard units incorporating a Cannon stainless steel finish range cooker with two electric ovens (one is fan assisted) a grill and warming oven and a six-ring gas hob with a stainless steel splash back and extractor hood. Eye level cupboard units, full height cabinet with reclaimed Indian doors, a stone pillar cap, radiator within a radiator cover.

First Floor:

Landing: With a double-glazed window to the side, staircase rising to the second floor and doors to:

- **ENTRANCE HALL, CLOAKROOM**
- **BAY WINDOW DINING ROOM, LOUNGE**
- **KITCHEN/BREAKFAST ROOM**
- **FIRST FLOOR, LANDING**
- **THREE BEDROOMS, BATHROOM WITH SHOWER**
- **SECOND FLOOR, LANDING,**
- **PRINCIPAL BEDROOM WITH WALK-IN WARDROBE**
- **EN-SUITE SHOWER ROOM, ENCLOSED REAR GARDEN**
- **LARGE GARAGE/WORKSHOP, ALLOCATED PARKING**

Bedroom 2: With extensive wardrobes to one wall with shelves and hanging rails, a radiator and a double-glazed bay window to the front.

Bedroom 3: With a radiator and a double-glazed window to the rear and built-in wardrobe housing a Worcester Green Star gas fired boiler supplying domestic hot water and central heating to radiators which was installed less than three years ago.

Bedroom 4: With a radiator and a double-glazed window to the front.

Family Bathroom: This elegant room incorporates a beautiful roll top bath with claw and ball feet, chrome fittings incorporating a shower attachment, a low-level WC, pedestal wash basin and a large shower enclosure with hand shower and overhead rain shower. There is limestone tiling to the floor and walls and with electric under floor heating and a wall mounted towel rail/radiator. A heated and illumined mirror and an obscure double-glazed window to the rear.

Second Floor:

Landing: With a double-glazed roof light and door to:

Principal Bedroom: This spacious room has two double-glazed roof lights to one slope and a further two to the rear, eaves storage cupboard, radiator, a feature recess, access to an insulated roof space, concealed lighting and a walk-in wardrobe with shelves and hanging rail. Door to:

En-Suite Shower Room: With a tiled corner entry shower with a wall mounted Mira electric shower, pedestal wash basin, low level WC, ceramic wall tiling and a double-glazed roof light to the rear slope.

Outside: To the front of the property is an open plan area of garden. To the rear is an enclosed garden which measures approximately 26' in width by 22' in length with various seating areas including a wooden sleeper decking area and a lower paved area. . To the side of the house is a gate and an Ohme electric car charging point. The garden in turn leads to the:

Garage/Workshop: 22'x19'3" With garage doors to the side which have been covered on the inside creating a workshop or studio which has a more recent division in the corner creating an office and could (subject to the usual planning consent) provide a variety of alternative uses.

Parking: In addition to the space by the garage there is a single parking space to the side of the house.

