



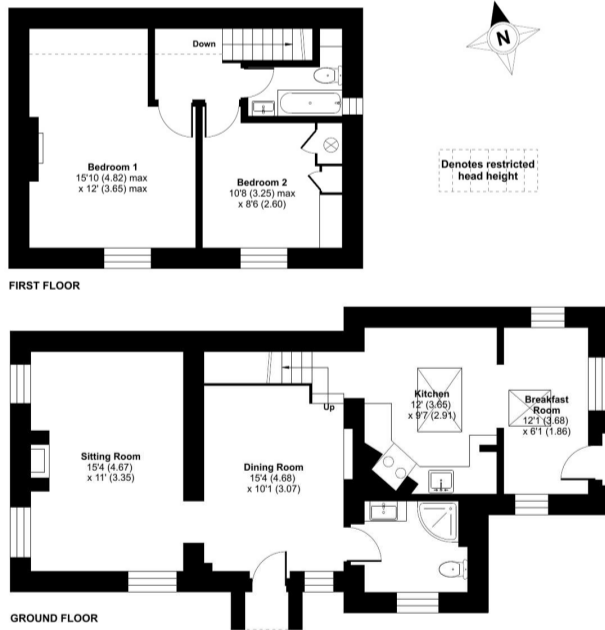
McAllisters Estate Agents Frome
 Market Place, Frome
 BA11 1AB
 T: 01373453592
 E: info@mcallistersestateagents.co.uk



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

Willow Vale, Frome, Somerset, BA11

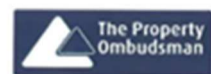
Approximate Area = 956 sq ft / 88.8 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 982 sq ft / 91.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1457541

Directions: From our offices in the Market Place turn into Willow Vale, there is a small cul-de-sac just beyond Grants House Dentist and the property will be found at the very end.

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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 characterful two-bedroom detached period cottage * Southeast facing rear garden and off-road parking * Attractive courtyard setting just a stone's throw from the town centre * Ground floor shower room in addition to a first-floor bathroom * Kitchen/breakfast room with a Rayburn and views across the well-stocked rear garden.**

Situation: The property lies just a stone's throw from the town centre within this predominantly older part of Frome. A short walk along the river brings you into the centre of Frome which has a comprehensive range of independent shops, cafes and bistros together with national chains including Marks & Spencer. The railway station lies a little under a mile away and has a direct service to London. The Georgian city of Bath lies approximately 13 miles.

Description: This period house is tucked away at the end of a courtyard situated just off Willow Vale. The property offers two bedroomed accommodation with a bathroom to the first floor and a shower and cloaks to the ground floor. From the front door is an entrance hall/reception which is currently used as a treatment area for the owner's business but could equally provide a dining area or excellent study. The shower room is accessed to one side and to the other is a dual aspect sitting room with a fireplace and a wood burning stove. The kitchen/breakfast room has a range of fitted units with a Rayburn creating the focal point to the kitchen area providing cooking central heating to radiators and domestic hot water. The breakfast area enjoys views across the southeast facing enclosed garden, which is well-stocked and incorporates seating areas, a vegetable area, lawn and to the side an area of hardstanding which could provide additional parking if required.

Accommodation: All dimensions being approximate.

Canopy Porch: With a part-glazed stable door to:

Reception Room two/Dining Room: With two display recesses, steps up to a small lobby area with a staircase rising to the first floor and access to the kitchen, radiator, double-glazed window to the front, exposed beams and door to:

Sitting Room: Enjoying dual aspect with double-glazed windows to the side and front elevation and with a beautiful stone and brick feature fireplace with a wood burning stove, exposed beams and strip wood floor.

Shower Room: With a tiled shower enclosure with a wall mounted electric shower, low level WC, wooden vanity with inset ceramic basin and space and plumbing for a washing machine, ceramic tiled floor, radiator and an obscure double-glazed window to the front.

- **DINING AREA/RECEPTION TWO**
- **DUAL ASPECT SITTING ROOM**
- **SHOWER ROOM AND WC**
- **KITCHEN/BREAKFAST ROOM WITH RAYBURN**
- **FIRST FLOOR, LANDING, TWO BEDROOMS**
- **BATHROOM, PARKING**
- **ENCLOSED WELL STOCKED GARDENS**

Kitchen/Breakfast Room: This superb room has a kitchen area with a Rayburn creating a focal point to this room, which is gas fired and has two ovens, two separate hobs and provides domestic hot water and central heating to radiators. Porcelain sink with adjacent work surface and cupboard beneath, oak flooring extending through to the breakfast area and enjoys triple aspect and with a radiator and overhead roof light and a part glazed stable door opening onto the garden.

First Floor:

Landing: With an exposed ceiling beam and doors to:

Bathroom: With a panelled bath, low level WC, vanity wash basin, radiator and a double-glazed window to the side.

Bedroom 1: This superb room has a vaulted ceiling with exposed beams, stripped wood floor, cast iron fireplace (nonfunctional), radiator and a double-glazed window to the front.

Bedroom 2: With an airing cupboard having a factory lagged hot water cylinder, adjacent wardrobes, a stripped wood floor a double-glazed window to the front. Exposed ceiling beam.

Outside: To the front of the property is a parking space and there are double, wooden doors leading to concreted area which could provide an additional hardstanding space and in turn provides access to the:

Garden: Which is stocked with a tremendous number of shrubs, bushes and flowering plants and is enclosed by a mixture of stone walling and timber fencing affording a good degree of privacy. Enjoying a south easterly aspect there is a terraced area with steps leading to a small lawned area, gravel and a winding pathway with an area reserved for the cultivation of vegetables. Beyond a wooden garden shed is a further area all which is stocked with a variety of established plants.

