

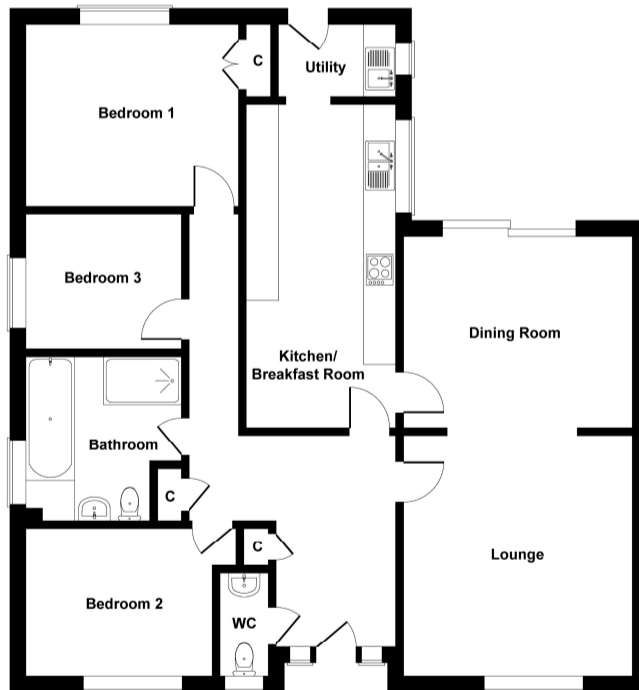


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

14 Leys Hill, BA11 2JZ



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 North Parade which becomes Fromefield, take the turning left into Spring Road just before the junction with Bath Road and then right into Leys Lane, take the turning right into Leys Hill and the property will be found at the end of the cul-de-sac on the left hand side.

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Disclaimer

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*** A generous sized, individual three-bedroom detached bungalow * Enclosed east facing rear garden affording privacy * Two receptions in addition to a kitchen/breakfast room * Ample parking and a generous sized single garage * No onward chain**

- **ENTRANCE HALL, CLOAKROOM**
- **LOUNGE, DINING ROOM**
- **KITCHEN/BREAKFAST ROOM, UTILITY**
- **THREE BEDROOMS, MODERN BATHROOM**
- **DRIVEWAY, GARAGE AND GARDENS**

Situation: The property is tucked away at the end of this cul-de-sac off Leys Lane. The town centre lies a little under 3/4 mile and has a 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: This individual three-bedroom detached bungalow was constructed approximately thirty years ago and has been in the same ownership from new. Tucked away at the end of the Leys Hill cul-de-sac this property affords a good degree of privacy and has a generous sized garden to the rear with an old stone wall forming the rear boundary and with a paved terrace, lawn and established trees and shrubs. The property has gas fired central heating to radiators via a modern Worcester combination boiler and there are double-glazed windows throughout with hardwood surrounds. The bathroom has been replaced with a modern suite and incorporates a large shower enclosure in addition to the bath. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed front door, radiator, cloaks cupboard, linen cupboard and door to:

Cloakroom: With a white suite comprising a low-level WC, vanity wash basin, radiator and an obscure double-glazed window to the front.

Lounge: 13'10"x13'9" With a radiator, large double-glazed window to the front and a fireplace with decorative surround and marble slips and heath. Access through to:

Dining Room: 12'9"x9' With a double-glazed sliding patio door onto the rear garden, radiator and door through to:

Kitchen/Breakfast Room: 16'9"x9'3" With a range of wood fronted fitted units with contrasting work surfaces, one and a half bowl single drainer sink, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted double oven and gas four ring hob with extractor hood above, space and plumbing for a dishwasher and space for a fridge/freezer, eye level cupboard units, radiator, double-glazed windows to the side and door to:

Utility Room: 7'1"x4'9" With a stainless steel sink, cupboard beneath and space and plumbing for a washing machine. Radiator, wall mounted Worcester gas fired combination boiler supplying domestic hot water and central heating to radiators, double-glazed window to the side and half-glazed door to the rear.

Bedroom 1: 13'4"x11'4" plus door recess, built-in double wardrobe with shelf and hanging rail, radiator and double-glazed window to the rear.

Bedroom 2: 11'9"x10' With a radiator and a double-glazed window to the front.

Bedroom 3: 10'x7'6" With a radiator and a double-glazed window to the side.

Family Bathroom: With a modern suite comprising a panelled, vanity wash basin, low level WC and a tiled shower enclosure with an overhead rain shower and separate hand shower, chrome finish towel rail/radiator, light/shaver point and an obscure double-glazed window to the side.

Outside: The is approached via a block paved driveway in turn leading to a large, paved area of hardstanding and turning. This in turn leads to the:

Garage: 22'3"x12'9" With power and light connected, an electrically operated up and over door, window and a half-glazed door to the side. There is a wrought iron gate to the left-hand side of the bungalow and access to the right in turn to the:

Rear Garden: Which measures approximately 60' in width with a minimum depth of 30' comprising a paved terrace accessed from the dining room with a pathway descending to the rear of the bungalow beyond which is an area laid mainly to lawn with flower borders, shrubs and bushes and an established fruit tree. The garden enjoys an easterly aspect and is enclosed by stone walling to the rear and fencing to the sides.

