



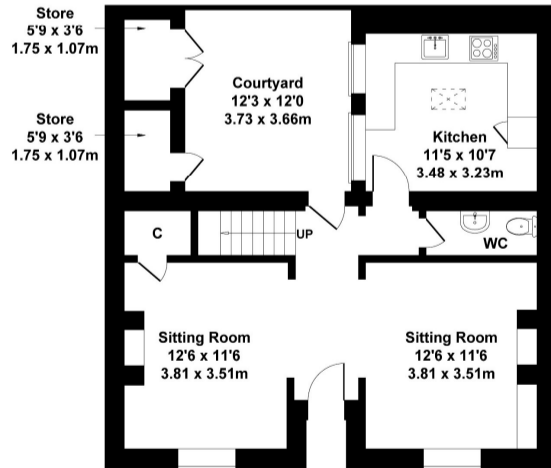
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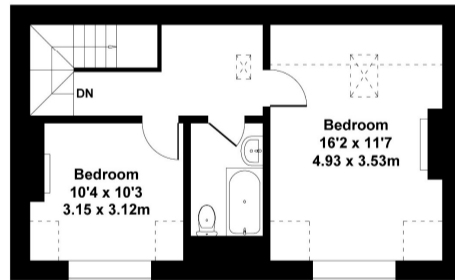
17 Bridge Street, Frome, BA11 1BB

Approximate Gross Internal Area
 1485 sq ft - 138 sq m

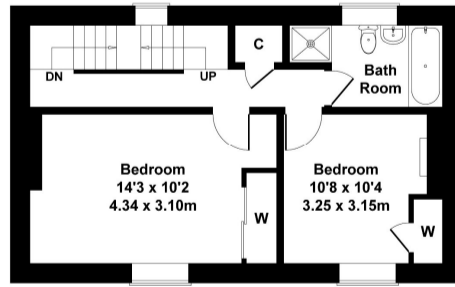
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



SECOND 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 walk into North Parade and across beyond the car park there is a small terrace of houses where the property will be found on the right hand side.

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.

*** A beautifully finished four double bedroom three storey Victorian house * Large double fronted sitting room with fireplaces * Fitted kitchen/dining room with integrated appliances * Enclosed courtyard garden with storage * No onward chain**

Situation: The property lies just a stone's throw from the centre of Frome which has a comprehensive range of independent shops, cafes and bistros together with national chains including Marks & Spencer. There is ample pay and display parking nearby and the Georgian city of Bath lies approximately 13 miles.

Description: This renovated double front Victorian town house has been the subject of extensive works over previous years and has most recently been re-decorated to provide a blank canvas for those looking for a versatile and spacious four double bedroom three storey house. The main sitting room measures 27'2" x 12'6" and has fireplaces at both ends with a gas, faux wood burning stove within a brick surround to one end and a wooden surround and a cast iron grate to the other. There is a bathroom with a separate shower to the first floor, further bathroom to the second floor and to the ground floor a cloakroom accessed off the rear hall which in turn leads to a comprehensively fitted kitchen with integrated appliances. To the rear is a courtyard providing a private seating area and with two storage sheds. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Porch: With a panelled front door leading to:

Sitting Room: With two double-glazed windows to the front with shutters, stripped wood floor, fireplace with a faux wood burning stove with brick surround. a further fireplace with a cast iron grate and decorative surround, two radiators and access to:

Rear Hall: With a part glazed door to the rear courtyard and a further door to:

Cloakroom: With a low-level WC, pedestal wash basin and radiator. Part glazed door to:

Kitchen/Dining Room: With a comprehensive range of cream finish fitted units with contrasting work surfaces comprising a porcelain single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating an electric fan assisted double oven (installed approximately one year ago) and four ring hob, space and plumbing for a washing machine and dishwasher, recess for a fridge/freezer, eye level cupboard units incorporating an extractor

- **ENTRANCE PORCH, LARGE SITTING ROOM,**
- **INNER HALL, CLOAKROOM, KITCHEN/DINING ROOM,**
- **FIRST FLOOR, LANDING, BATHROOM,**
- **SEPARATE SHOWER, TWO DOUBLE SIZED BEDROOMS,**
- **SECOND FLOOR, LANDING,**
- **TWO FURTHER DOUBLE SIZED BEDROOMS,**
- **BATHROOM, COURTYARD GARDEN WITH STORAGE.**

hood, radiator, beam, double-glazed roof light to the slope and two double-glazed windows.

Landing: With a double-glazed window to the rear, staircase rising to the second floor and boiler cupboard with slatted shelves and a wall mounted Worcester gas fired central boiler supplying domestic hot water and central heating to radiators.

Bedroom 1: With a cast iron grate, radiator, double-glazed window to the front and built-in wardrobes, shelves with and hanging rail and stripped wood floor.

Bedroom 2: With a stripped wood floor, radiator, cast iron grate and a cupboard. Double glazed window to the front.

Bathroom: With a white suite comprising a bath with shower attachment, pedestal wash basin, low level WC, tiled shower enclosure with a thermostatic shower, chrome finish vertical towel rail/radiator and a double-glazed window to the rear.

Second Floor:

Landing: With two double-glazed roof lights to the rear slope and doors to:

Bedroom 3: With a double-glazed dormer window to the front, cast iron grate and radiator.

Bedroom 4: With a double-glazed roof light to the rear slope, double-glazed dormer window to the front, radiator, stripped floor and a cast iron grate.

Bathroom: With a white suite comprising a panelled bath with shower attachment, low level WC, pedestal wash basin and radiator.

Outside: There is a rear cobbled courtyard accessed from the rear hall measuring 12'2x12' with two small storage sheds.

