

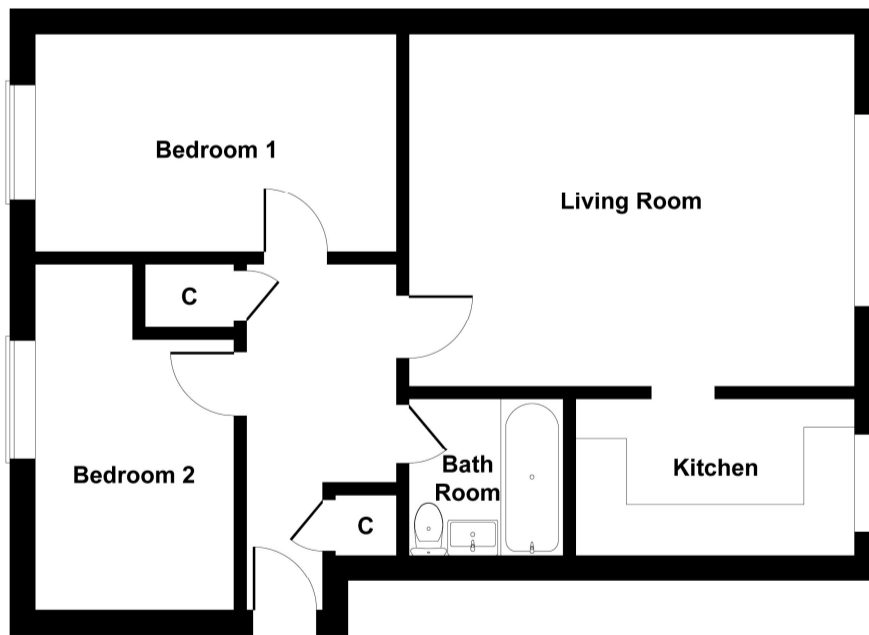


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11 Rowan Court

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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.

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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 spacious two double-bedroomed second floor flat * Offered with no onward chain * Single garage and allocated parking space * Recently replaced gas boiler * Hardwood flooring to most floors * Stylish modern bathroom suite**

Situation: The property lies within a small cul-de-sac a short distance from a small parade of shops including a Tesco Express, pharmacy and fish & chip shop and is also close to Frome College and the Sports Centre. The town centre lies approximately 1 mile and has a comprehensive range of shops, cafes, bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: The property comprises a good sized two-bedroom second floor flat with accommodation arranged off a central hallway and offered with the benefit of no onward chain. Hardwood flooring is fitted throughout the property with the exception of the bathroom and kitchen. The property is served by an Alpha gas-fired combination boiler located in the loft and which is approximately one and a half years old.

Accommodation: All dimensions being approximate.

Communal Entrance Hall: With stairs rising to the second floor, intercom, with remote and door to:

Private Entrance Hall: Access via a wooden front door into a central hallway, with a cupboard to the right housing the consumer unit and electricity/gas meters, suitable for use as a coat cupboard. Additional storage cupboard located off hallway to the left, and doors to:

Bedroom 1: 13'3" x 8'7" The principal bedroom with radiator and UPVC double-glazed window.

Bedroom 2: 11' x 8'3" A double bedroom with radiator and a UPVC double-glazed window.

- **COMMUNAL ENTRANCE HALL**
- **PRIVATE ENTRANCE HALL**
- **TWO BEDROOMS**
- **LOUNGE**
- **BATHROOM**
- **ENCLOSED SHARED GARDEN**
- **PARKING SPACE**
- **GARAGE**

Bathroom: Fitted with a bath with shower over, wash hand basin and low level WC, with floor to ceiling tiling.

Lounge: 16'9" x 13'1" With floor to ceiling UPVC double-glazed window, radiator and door through to:

Kitchen: 9'10" x 6'7" Would benefit from general updating but currently fitted with a gas hob, integrated oven and extractor, with plumbing and space for a washing machine and dishwasher, space for a fridge freezer. UPVC double-glazed window and extractor outlet to the exterior. Purchasers will also benefit from the opportunity to acquire a custom-designed Magnet kitchen valued at £8,000, secured by the vendors at the discounted price of £5,000, as illustrated by the 3D render and bird's eye cabinetry floorplan shown within these particulars.

Outside: There is an enclosed shared garden shared with four flats, dedicated numbered parking space and a single garage which is located separately within a block.

Tenure: The property is held on a 999 year lease from 1976 with a ground rent of £36.00 per annum together with a service charge (including buildings insurance) of £1,264.00 per annum.

