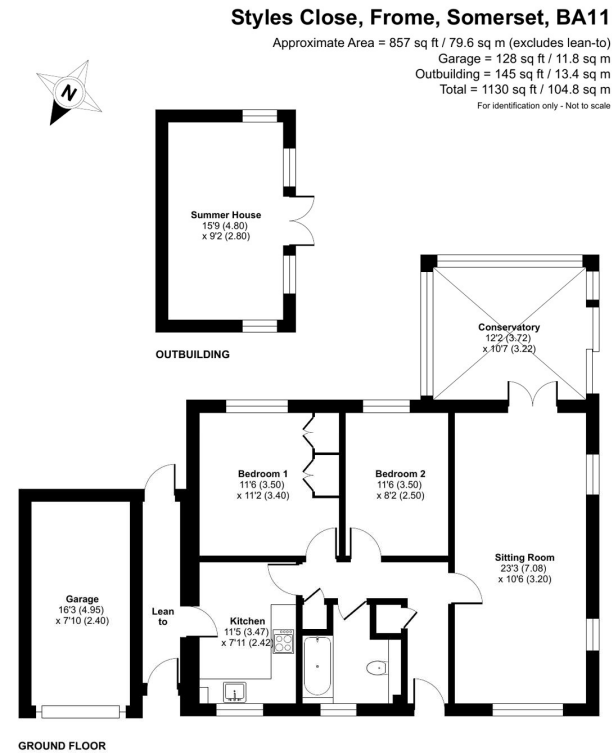




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1405158

Directons: From our offices in the Market Place proceed to the top of North Parade, turn right into Berkley Road at the traffic lights turn right into Rodden Road, through the traffic lights under the railway bridge and then turn left, at the junction with Styles Hill turn left and then left again into Styles Close following the cul-de-sac around to the left and then take the turning left into a small cul-de-sac and the property will be found at the end.

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.

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*** An extremely well-presented two double bedroom detached bungalow * Generous sized lounge * Dining room with separate conservatory/garden room overlooking a well-stocked southeast facing rear garden * Large studio/cabin within the garden in addition to a shed and greenhouse * Cul-de-sac setting on the eastern outskirts of the town**

Situation: The property lies within a small cul-de-sac off the main Styles Close cul-de-sac which is on the eastern side of the town. The railway station lies approximately half a mile away and the town centre a little over a mile having a comprehensive range of independent shops, boutiques cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: This beautifully presented two double bedroom bungalow is tucked away at the end of a small cul-de-sac and has a generous sized corner plot southeast facing and incorporates lawn, well-stocked flower beds, various seating areas and a large wooden built cabin/studio which could provide a useful workspace or studio. The property has UPVC sealed double-glazed windows and gas fired central heating to radiators via a Worcester combination boiler which is serviced annually.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part glazed front door, radiator, storage cupboard, shelved linen cupboard, access to the roof space and part glazed door to:

Lounge/Dining Room: Enjoying dual aspect with double-glazed windows to the front and side elevation, a feature fireplace with a gas fire and decorative surround, two radiators and double, sealed double-glazed French doors to:

Garden Room/Conservatory: Of UPVC sealed double-glazed construction and with a vaulted ceiling, two radiators and a double-glazed sliding door to the garden.

Kitchen: With a range of cream fitted units with contrasting work surfaces comprising a stainless steel single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath incorporating an electric oven and gas four ring hob, space and plumbing for a washing machine

- **ENTRANCE HALL**
- **LOUNGE/DINING ROOM**
- **CONSERVATORY/GARDEN ROOM**
- **BATHROOM, TWO DOUBLE SIZED BEDROOMS**
- **FITTED KITCHEN**
- **SIDE PORCH**
- **DRIVEWAY, SINGLE GARAGE**
- **GENEROUS SIZED SOUTHEAST FACING REAR GARDEN**

and space for a fridge/freezer. Wall cupboard units incorporating an extractor hood, radiator and a wall mounted Worcester gas fired combination boiler supplying domestic hot water and central heating to radiators. Double glazed windows to the front and part glazed door to the side porch providing access to the front and rear garden.

Bedroom 1: With a large, double-glazed window to the rear, radiator and built-in wardrobes.

Bedroom 2: With a radiator and a double-glazed window to the rear.

Bathroom: With wet room flooring, a panelled bath with a wall mounted thermostatic shower, adjacent ceramic wall tiling, low level WC with a concealed cistern, wash basin, chrome finish vertical towel rail/radiator and an obscure double-glazed window to the front.

Outside: To the front of the property is an open plan area of garden laid mainly to lawn adjacent to which is a block paved driveway providing ample parking for at least two cars and in turn access to the: Single Garage: Measuring internally 16'3"x8'1" with a sectional up and over door, power and light connected.

Rear Garden: Which is a particular feature of the property and incorporates a large wooden building which measures internally 15'9"x9'2" with power and light connected. This cabin/studio offers a host of various uses (subject to the usual planning consent). The Garden: Measures approximately 100ft in width with an average length of 30' and comprises several paved terraces, lawn, raised beds, a tool shed and green house. A block wall forms the rear boundary with good quality fencing to the remaining sides.

