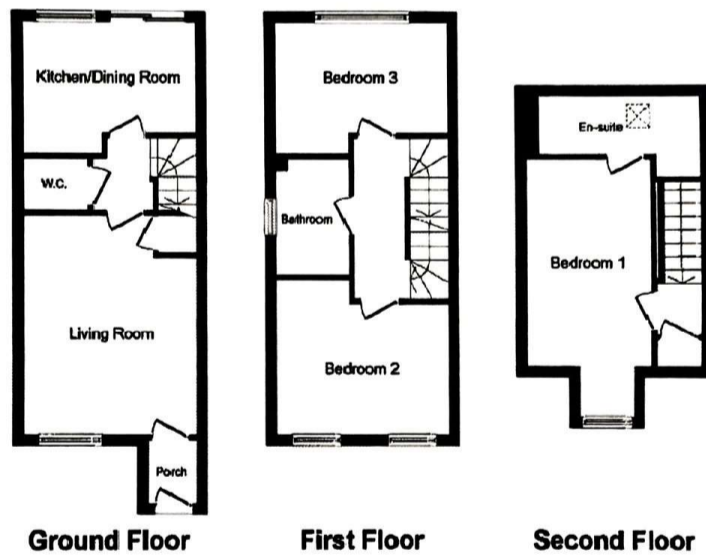




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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Directions: From our offices in the Market Place proceed to the top of North Parade turning right into Berkely Road. At the traffic lights turn right into Rodden Road, through the traffic lights and under the bridge and into New Road. At the 'T' junction with Warminster Road turn left and at the roundabout take the second exit into Castiel Road, turn left into Blackberry Road and then take the third turning on the right into Marigold Road where the property will be found on the left hand side.

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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*** A well-presented three double bedroom, three storey semi-detached house * Downstairs cloakroom in addition to a first floor family bathroom (with window) and second floor ensuite shower room onto the principal bedroom * Fitted kitchen/breakfast room with French doors onto an enclosed east-facing rear garden with a garden shed * Parking to the front for two/three cars.**

Situation: The property lies on the eastern outskirts of the town, a little over a quarter of a mile from the Asda supermarket, half a mile from the railway station with a regular London service and a little over a mile from the town centre which has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer.

Description: Built in August 2020 this Souter-design house benefits from the remainder of the ten-year NHBC warranty. The property is well-presented and has hard flooring to the ground floor with fitted carpets to the first and second floors. There is parking to the side for two or possibly three smaller cars and to the rear an enclosed east-facing rear garden which is laid mainly to lawn and with a garden shed. Providing a comfortable family home the property overlooks open space to the front.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part-glazed front door, radiator and door to:

Lounge: 14'9" x 12'0" With a radiator, understairs storage cupboard, double-glazed window to the front and door to:

Inner Hall: With a staircase rising to the first floor, door to the kitchen/breakfast room and a further door to:

Cloakroom: With a white low-level WC, pedestal wash basin and a radiator.

Kitchen/Breakfast Room: 11'10"x8'9" (maximum) With a range of fitted units comprising a stainless steel one and a half bowl sink with monobloc mixer tap, adjacent worksurfaces with floors and cupboards beneath and incorporating an electric fan-assisted oven and gas four-ring hob, space and plumbing for a washing machine, space for a dishwasher and fridge freezer, wall cupboard units with cupboard housing an Ideal gas-fired boiler supplying domestic hot water and central heating to radiators, radiator, double-glazed window to the rear and double-glazed French doors onto the rear garden.

- **ENTRANCE HALL, LOUNGE**
- **INNER HALL, CLOAKROOM**
- **KITCHEN/BREAKFAST ROOM**
- **FIRST FLOOR LANDING**
- **TWO DOUBLE-SIZED BEDROOMS, FAMILY BATHROOM**
- **SECOND FLOOR LANDING**
- **PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM**
- **PARKING AND AN ENCLOSED REAR GARDEN**

First Floor:

Landing: With radiator and staircase rising to the second floor, doors to:

Bedroom Two: 12'0" minimum x 8'10" With a radiator and two double-glazed windows to the front.

Bedroom Three: 11'10" x 7'10" With a radiator and a double-glazed window to the rear.

Family Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, wall-mounted Mira electric shower with a glazed shower screen, pedestal wash basin, low level WC, radiator and an obscured double-glazed window to the side.

Second Floor:

Landing: With a built-in wardrobe and door to:

Principal Bedroom: 13'7" plus recess x 8'5" average With a double-glazed dormer window to the front, radiator and door to:

En-suite Shower Room: With a tiled shower enclosure with a wall-mounted thermostatic shower, pedestal wash basin, low level WC, shelved cupboard, radiator and a double-glazed roof light to the rear.

Outside: To the front of the property is an open plan area of lawn adjacent to which there is a tarmaced area of hardstanding suitable for two, possibly three cars. The rear garden measures approximately 28' in length by 18'8" in width and is accessed via a side pathway and gate. The garden is laid mainly to lawn and incorporates a wooden garden shed.

Viewing by appointment through the selling agents McAllisters: 01373 453592

