



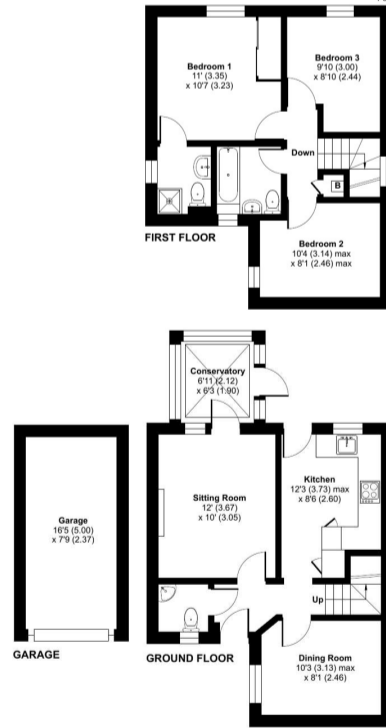
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Rivers Reach, Frome, Somerset, BA11

Approximate Area = 836 sq ft / 77.6 sq m
 Garage = 127 sq ft / 11.7 sq m
 Total = 963 sq ft / 89.3 sq m
For identification only - Not to scale



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: 147673

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout turn left into Christchurch Street East at the next roundabout take the second exit into Garston Road and then right into Rivers Reach bearing left into the main Rivers Reach area and then right, left again at the bottom turn left proceeding to the end of the cul-de-sac bearing left again and the property will be found tucked in the corner on the left hand side.

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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 presented three bedroom detached house *
 Three receptions including a conservatory/garden room
 which opens onto an east facing enclosed rear garden *
 En-suite shower room to the principal bedroom in addition
 to a family bathroom and ground floor cloakroom * Tucked
 away at the end of a cul-de-sac in this popular residential
 area which is convenient to the town centre**

- **ENTRANCE HALL, CLOAKROOM**
- **DINING ROOM, FITTED KITCHEN**
- **LOUNGE, CONSERVATORY/DINING ROOM**
- **FIRST FLOOR LANDING**
- **PRINCIPAL BEDROOM WITH SHOWER ROOM**
- **TWO FURTHER BEDROOMS, FAMILY BATHROOM**
- **PARKING, SINGLE GARAGE AND EAST FACING GARDEN**

Situation: The property is tucked away at the end of a cul-de-sac within the popular Rivers Reach area of Frome which is less than a 1/4 mile from the town centre. Frome offers a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The railway station lies approximately 1/2 mile and the Georgian city of Bath approximately 13 miles.

Description: This three bedroom detached house offers well-presented accommodation with gas fired central heating to radiators and UPVC sealed double-glazed windows. The property has been re-decorated and has landscaped gardens to the rear which afford a good degree of privacy and are laid mainly to patio and lawn with various established shrubs including a palm tree. A later built conservatory/garden room provides a third reception room accessed off the lounge and to the first floor all three bedrooms would accommodate a double bed, and the principal bedroom has an en-suite shower room.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part-glazed front door, staircase rising to the first floor, radiator and door to:

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

Dining Room: With a radiator and double-glazed window to the side.

Fitted Kitchen: With cream coloured Shaker style fitted units with contrasting work surfaces comprising a one and a half bowl single drainer stainless steel sink with mono bloc mixer tap, adjacent work surfaces incorporating a built-in electric oven, induction hob, integrated fridge and dishwasher. Space and plumbing for a washing machine, wall cupboard units incorporating an extractor hood, larder cupboard, radiator, double-glazed window and glazed door to the rear garden.

Lounge: With a feature fireplace, with electric fire, radiator and double-glazed French door through to:

Conservatory/Garden Room: With UPVC sealed double-glazed windows to two sides and with a French door onto the rear garden.

First Floor:

Landing: With a radiator, cupboard housing an Alpha combination boiler supplying domestic hot water and central heating to radiators and doors to:

Principal Bedroom: With fitted wardrobes, a radiator and double-glazed window to the rear. Door to:

En-Suite Shower Room: With a white suite comprising a shower enclosure, low level WC, wash basin, radiator and an obscure double-glazed window to the side.

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

Bedroom 3: With a radiator and a double-glazed window to the rear.

Family Bathroom: With a white suite comprising a panelled bath with shower attachment and glazed shower screen, adjacent ceramic wall and floor tiling, low level WC, wash basin, chrome finish vertical towel rail/radiator and an obscure double-glazed window to the front elevation.

Outside: To the front of the property is a driveway providing parking for at least one vehicle and in turn access to:

Single Garage: With a metal up and over door, power and lighting connected.

The Rear Garden: Provides an excellent space for entertaining and comprise a paved patio area, lawn and established trees and shrubs including a palm tree. The garden is enclosed by mainly walling and enjoys an easterly aspect.

