



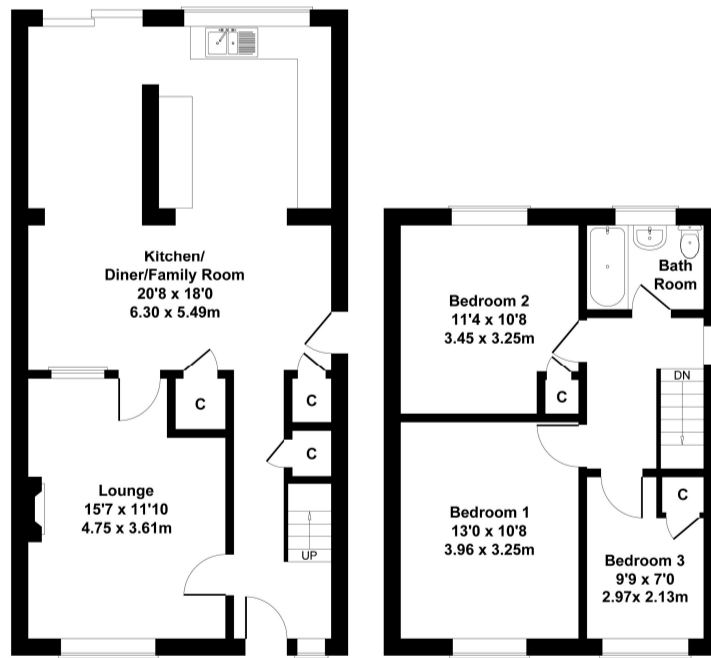
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135 Critchill Road, BA11 4HW

Approximate Gross Internal Area
 1119 sq ft - 104 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND 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 proceed to the top of Bath Street at the roundabout carry straight across into Gore Hedge and Butts Hill, take the turning right into Somerset Road and after approximately 1/4 mile take the turning left into Critchill Road where the property will be found on the right hand side marked by a for sale sign.

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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.

*** An extended, three-bedroom semi-detached house * UPVC sealed double-glazed windows and gas fired central heating via a Worcester combination boiler * Enclosed west facing rear garden * Requires general modernisation and updating to create a comfortable family home situated within the catchment of the Trinity First and Oakfield Middle School * No onward chain**

- **ENTRANCE HALL**
- **LOUNGE WITH OPEN FIREPLACE**
- **KITCHEN**
- **DINING ROOM**
- **FIRST FLOOR LANDING**
- **THREE BEDROOMS**
- **BATHROOM**
- **PARKING, GARAGE AND ENCLOSED REAR GARDEN**

Situation: The property lies within the popular Critchill area of Frome which is in the catchment for the Trinity First and Oakfield Middle Schools. There is a small convenience store a short distance from the property. The Victoria park lies less than 1/4 mile and the town centre a little over 3/4 mile providing 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: Believed to have been built in the 1970's this three-bedroom semi-detached house has a later extension with a fitted kitchen to one side and dining area to the other with double-glazed patio doors onto an enclosed west facing rear garden. There is an open fireplace to the lounge and the property has gas fired central heating to radiators via a Worcester combination boiler which is situated within the garage. The house would benefit from general updating and modernisation to create a comfortable family home which is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a part obscure sealed double-glazed front door and side panel, staircase rising to the first floor, understairs cupboard, single radiator and door to:

Lounge: 15'7"x11'10" With a radiator, large double-glazed window to the front, open fireplace with a tiled surround, door and an obscure glazed panel to:

Kitchen/Dining/Family Space: Which has a maximum measurement of 20'8"x18' comprising the original kitchen/breakfast area where there is plumbing and space for a washing machine, shelved cupboard housing a water softener, obscure half glazed door to the side, radiator and access through to a further dining area which has an additional radiator and double-glazed sliding patio doors onto the rear garden adjacent to which is a kitchen area which has a range of oak fronted fitted units and incorporates a stainless steel one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath and with a double-glazed window to the rear.

First Floor:

Landing: With a double-glazed window to the side, access to a roof space and doors to:

Bathroom: With a panelled bath with adjacent ceramic wall tiling, pedestal wash basin, low level WC, radiator and an obscure double-glazed window to the rear.

Bedroom 1: 13'x10'8" With a radiator and a double-glazed window to the front.

Bedroom 2: 11'4"x10'8" With a radiator and built-in linen cupboard with a radiator.

Bedroom 3: 9'9"x7' With an overstairs storage cupboard, radiator and a double-glazed window to the front.

Outside: To the front of the property is a gravelled area adjacent to which is a tarmacked driveway providing parking and in turn access to the:

Garage: Measuring internally 18'9"x9'1" with a metal up and over door and a wall mounted Worcester gas fired combination boiler supplying domestic hot water and central heating to radiators. The rear of the garage is open and in turn leads to the:

Rear Garden: Which measures approximately 40' in length by 30' in width and comprises a full width paved patio, central pathway and lawn. There are several established trees and shrubs. The garden enjoys a westerly aspect and is enclosed mainly by timber fencing.

