

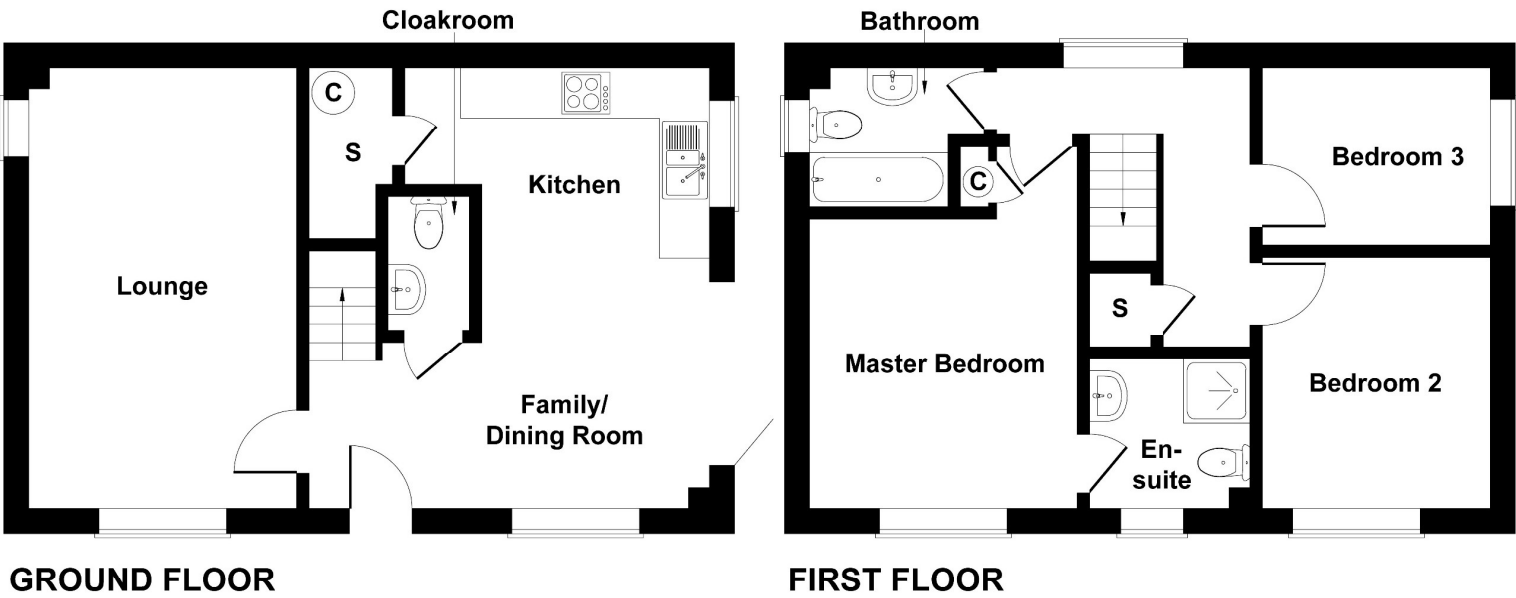


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2 Brimstone Road, Frome, Somerset, BA11 5GA

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	92 A
69-80	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.

Produced by Potterplans Ltd. 2026

Directions: From our offices in the Market Place proceed to the top of Bath Street and at the roundabout carry straight across into Gore Hedge, turning immediately left into Keyford, at the traffic lights continue straight across into Culver Hill. Continue along this road and the turning into Brimstone Road will be found on the right hand side and number 2 will be found on the right just a short distance along this road.

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 immaculately presented three bedroom detached family home * Dual-aspect kitchen/dining room with integrated appliances and bi-fold doors onto an enclosed and landscaped garden * Principal bedroom with en-suite shower room in addition to a family bathroom and ground floor cloakroom * Two parking spaces (within the curtilage of the property) and electricity charging point * P.V electric generating cells and the residue of the ten year house builders NHBC warranty * High eco credentials with an air source heat pump providing domestic hot water & central heating**

Situation: The property lies on the southern outskirts of the town within this new development located less than a quarter of a mile from the Frome by-pass and approximately one and a half miles from the town centre. Frome offers a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles.

Description: Built a little under two years ago this beautifully presented three-bedroom detached family house has fitted floor coverings throughout and colonial-style window shutters to most windows. The property benefits from the remainder of the ten-year builder's warranty and has a high level of insulation together with P.V. cells and an electric car charging point. The kitchen/dining room enjoys a dual aspect and has integrated appliances and bi-fold doors onto an enclosed and landscaped garden.

Accommodation: All dimensions being approximate.

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

Cloakroom: With a white suite, low level WC and pedestal washbasin. Radiator and extractor hood.

Kitchen/Dining Room: 17'3" x 9'1" This light room enjoys a dual aspect with double-glazed windows to the front and side elevation and bi-fold doors onto the garden. The kitchen area has integrated appliances and comprises a one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath and incorporating a full-sized dishwasher, washing machine, fridge/freezer, oven and a four-ring induction hob with splashback and extractor hood. Radiator, laundry cupboard incorporating space for a tumble dryer and with the pressurised hot water cylinder linked to an air source heat pump providing domestic hot water and central heating to radiators.

Lounge: 17'3" x 10'6" Enjoying a dual aspect with double-glazed windows to the front and side elevation. Radiator.

- **ENTRANCE HALL**
- **DUAL-ASPECT KITCHEN/DINING ROOM**
- **LOUNGE**
- **FIRST FLOOR LANDING**
- **PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM**
- **TWO FURTHER BEDROOMS**
- **GARDEN**
- **TWO ALLOCATED PARKING SPACES**

First Floor:

Landing: With a radiator, double-glazed window to the rear, access to an insulated roof space and a linen cupboard with slatted shelves. Door to:

Principal Bedroom: 11'0" x 10'6" plus recess With built-in double wardrobe, shelved cupboard, radiator, double-glazed window to the front and door to:

En-suite Shower Room: With a tiled shower enclosure with a thermostatic shower, low level WC, pedestal wash basin, chrome-finish towel rail/radiator and an obscure double-glazed window to the front.

Bedroom Two: 10'0" x 9'1" With a built-in double wardrobe, radiator and a double-glazed window to the front.

Bedroom Three: 9'1" x 7'0" With a radiator and a double-glazed window to the side.

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

Outside: To the left of the property are two allocated parking spaces within the curtilage of the property with an electric car charging point, a paved pathway in turn leads to the front door and there is access to:

Garden: Which is landscaped and measures approximately 40' in length by a maximum of 23' and comprises a paved patio beyond which is an area of artificial grass and raised flower beds. There is a further patio at the bottom of the garden positioned perfectly for the late afternoon and evening sun.

Viewing by appointment through the selling agents McAllisters: 01373 453592

