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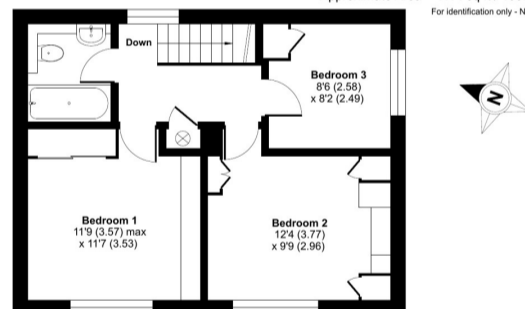


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

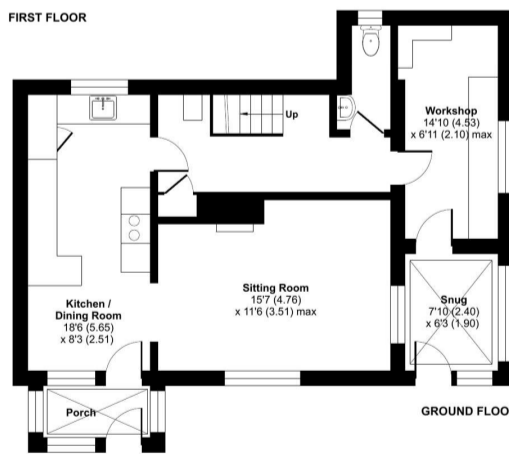
Bullen Mead, Chantry, Frome, BA11

Approximate Area = 1114 sq ft / 103.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2020. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1485041

Directions: On approaching Chantry from the Whatley/Frome direction via Raiford Hill, past the church on the left hand side, taking the turning into Bullen Mead on the left hand side. The property can be reached via a footpath at the end of the cul-de-sac.

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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 three-bedroom end-of-terrace house * A superb village setting with views across adjoining fields to the front * Oil-fired central heating via a boiler which was installed approximately three years ago * First floor bathroom in addition to a ground floor cloakroom * Requiring general modernisation to create a comfortable family home * No onward chain**

Situation: The property lies within this attractive village close to open countryside and less than four miles from the market town of Frome which offers a comprehensive range of independent shops, boutiques, cafes and bistros. The Georgian City of Bath lies approximately fifteen miles.

Description: Believed to have been built in the 1950s this end-of-terrace house has UPVC sealed double-glazed windows and oil-fired central heating to radiators via a Grant boiler which was installed approximately three years ago. The property is sold with no onward chain and would benefit from general updating and offers the possibility of converting the existing side workshop into a study or utility to provide a comfortable family home within this idyllic setting.

Accommodation: All dimensions being approximate.

Canopy Porch: With an obscure glazed door to:

Entrance Hall: With staircase rising to the first floor, understairs recess housing a Grant oil-fired boiler supplying domestic hot water and central heating to radiators, cloaks cupboard and door to:

Cloakroom: With a white low-level WC, wash basin and window to the front.

Kitchen/Dining Room: 18'5" x 8'3" With a Rayburn solid fuel stove (not tested), one and a half bowl scratch-resistant single drainer sink with adjacent drawers and cupboards, space for a fridge, freezer and further shelved pantry cupboard, double-glazed window to the front, radiator, tiled floor, access through to the lounge and a part-glazed door to:

Rear Porch: Of UPVC sealed double-glazed construction with a part-glazed door to the garden.

Lounge: 15'7" x 11'6" narrowing to 9'7" Enjoying a dual aspect. Double glazed windows to the rear and side elevation.

Workshop/Outhouse: 14'10" x 6'4" With a window to the side and a glazed door to:

Rear Lean-to: 7'9" x 6'3" With a cold-water tap and a part-glazed door to the garden.

- CANOPY PORCH
- ENTRANCE HALL
- CLOAKROOM
- KITCHEN/DINING ROOM
- LIVING ROOM
- SIDE UTILITY/WORKSHOP
- FIRST FLOOR LANDING
- THREE BEDROOMS
- BATHROOM
- GARDENS TO THE FRONT AND REAR

First Floor:

Landing: With a double-glazed window to the front from which far-reaching views may be enjoyed over surrounding countryside. Airing cupboard with slatted shelves and a factory-lagged hot water cylinder, access to an insulated roof space. Doors to:

Bathroom: With a panelled bath with a wall-mounted shower, low level WC, vanity wash basin and a double-glazed window to the front.

Bedroom One: 11'7" x 9'8" plus door recess with a built-in double wardrobe, radiator and a double-glazed window to the rear.

Bedroom Two: 12'4" x 9'7" With a built-in wardrobe and bedroom furniture, radiator and double-glazed window to the rear.

Bedroom Three: 8'5" x 8'3" maximum With fitted cabinets that could be removed to provide space for a single bed. Bulkhead cupboard, radiator and double-glazed window to the side.

Outside: To the front of the property is a low maintenance area of garden which is gravelled with a pathway leading to the front door. The rear garden measures approximately 35' in width by 30' in length and incorporates a paved area, a fishpond and a gravelled area, small greenhouse/tool store and a canopy under which is an oil tank for the central heating boiler. The garden enjoys a south-westerly aspect and there is rear pedestrian access. Off road parking is available behind the property in a shared easy access area a few feet from the back of the house.

Viewing by appointment through the selling agents McAllisters: 01373 453592

