



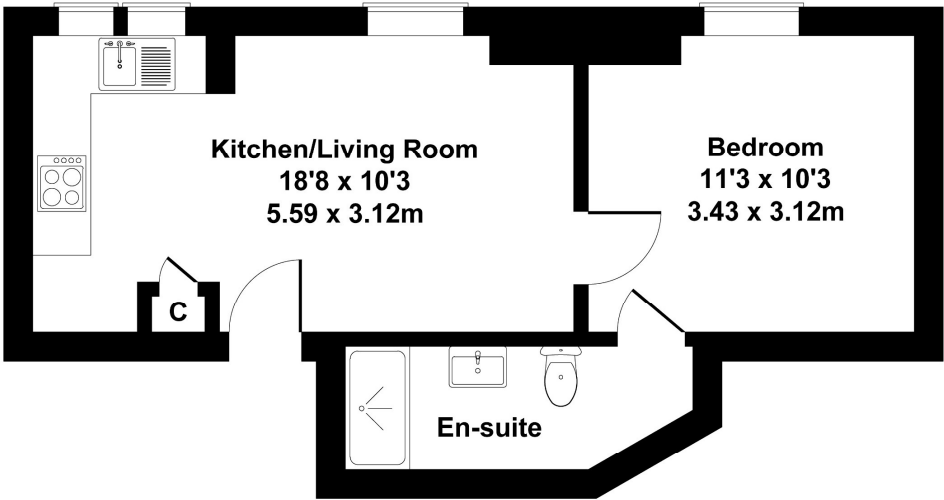
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Flat 6, Wallbridge House, Frome, Somerset, BA11 1RL

Approximate Gross Internal Area
365 sq ft - 34 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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 and at the roundabout turn left into Christchurch Street East. Carry on through the traffic lights, over the roundabout and through the next set of traffic lights and the building will be found on the left hand side at the junction with Wallbridge Avenue.

www.mcallistersestateagents.co.uk



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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 freshly decorated one double bedroom first floor flat * Modern fitted kitchen with an integrated oven, hob, slot-in fridge/freezer and washing machine * Freshly recarpeted double sized bedroom with an ensuite shower room * No onward chain**

Situation: The property lies on the eastern side of the town very close to the railway station and a little over a quarter of 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. The Georgian City of Bath lies approximately thirteen miles.

Description: Forming part of a period building this first floor one-bedroom flat has a modern fitted kitchen with an integrated electric oven, ceramic four-ring hob, extractor hood and a slot-in washing machine and fridge/freezer. There is an airing cupboard to the side and access to a living room with a window and in turn leading to a double-sized bedroom. From this is an ensuite shower room. The property has been freshly decorated and has new fitted floor coverings to the lounge, kitchen and double bedroom. Providing an ideal "lock up and leave" or investment purchase, the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Communal Entrance Hall: With a staircase rising to the first floor.

Lounge: 10'3" x 10'2" With a front door, electric panel radiator, double glazed window, meters cupboard and access through to:

Kitchen: 10'3" x 8'7" With a range of modern fitted units with wood-effect worksurfaces comprising a stainless steel single drainer

- **COMMUNAL ENTRANCE HALL WITH STAIRCASE RISING TO THE FIRST FLOOR**
- **LOUNGE**
- **FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **DOUBLE-SIZED BEDROOM**
- **ENSUITE SHOWER ROOM**

sink with Monobloc mixer tap, adjacent worksurfaces with drawers and cupboards beneath and incorporating an electric oven, ceramic four-ring hob, slot-in washing machine and fridge/freezer. Eye-level cupboard units, extractor hood, two double glazed windows to the side and an airing cupboard with dual immersion heaters fitted to a factory-lagged hot water cylinder.

Double Bedroom: 11'3" x 10'3" With an electric panel radiator and double-glazed window to the side. Door to:

Ensuite Shower Room: With a tiled shower enclosure with a wall-mounted Triton electric shower, pedestal wash basin, low level WC and a wall-mounted heated towel rail/radiator.

Tenure: The property is held on a 999-year lease which commenced in 2006 with a half-yearly management cost of approximately £923.64 (including buildings insurance).

Viewing by appointment through the selling agents McAllisters: 01373 453592

