



McAllisters Estate Agents Frome

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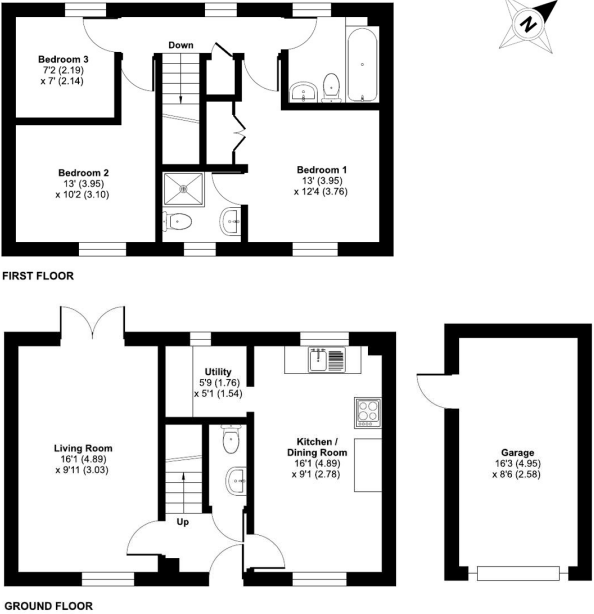
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Rivers Reach, Frome, Somerset, BA11

Approximate Area = 830 sq ft / 77.1 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 967 sq ft / 89.8 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: 1488900

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout bear left into Christchurch Street East at next roundabout take the second exit into Garston Road and then right into Rivers Reach bearing left and then right, left again and the property will be found towards the bottom of the hill tucked away on the right hand side.

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McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

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 well-presented, detached three bedroom town house * En-suite shower room to the principal bedroom in addition to a family bathroom and ground floor cloakroom * Dual aspect kitchen * Well maintained west facing enclosed rear garden with adjacent single garage and parking space * No onward chain**

Situation: The property is situated in a small close off the Rivers Reach cul-de-sac which is approximately a quarter of a mile from the town centre. Frome offers a comprehensive range of independent shops, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Built around 2000 this detached three bedroom town house is in well-presented condition throughout with a dual aspect kitchen with pine fronted fitted units and contrasting beech work surfaces together with a stainless steel finish gas cooker. There is a separate utility room and access to a well-stocked west facing garden which is laid to patio, lawn and flower beds. This in turn provides access to the single garage via a side personal door with parking to the front. To the first floor the principal bedroom has an en-suite shower room in addition to a separate family bathroom and two bedrooms. Providing a comfortable family home the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

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

Cloakroom: With a low-level WC, wash basin, understairs recess and radiator.

Lounge: Enjoying dual aspect with a double-glazed window to the front and double, sealed double-glazed French doors onto the rear garden. Two radiators.

Kitchen/Dining Room: Enjoying dual aspect with double-glazed windows to the front and rear elevation, radiator and with the kitchen area having pine fronted fitted units with beech work surfaces, a Baumatic gas cooker with a four-ring gas hob, stainless steel splashback and extractor hood. Eye level cupboard units and a wall mounted Worcester Green Star boiler supplying domestic hot water and central heating to radiators. Access to:

Utility: With space and plumbing for a washing machine and tumble drier, chrome finished vertical towel rail/radiator, double-glazed window and a half-glazed door to the rear garden.

- **ENTRANCE HALL**
- **CLOAKROOM**
- **DUAL ASPECT LOUNGE**
- **DUAL ASPECT KITCHEN/DINING ROOM**
- **UTILITY ROOM**
- **FIRST FLOOR LANDING**
- **PRINCIPAL BEDROOM**
- **EN-SUITE SHOWER ROOM**
- **TWO FURTHER BEDROOMS, FAMILY BATHROOM**
- **PARKING, GARAGE**
- **ENCLOSED REAR GARDEN**

First Floor:

Landing: With a radiator, double-glazed window to the rear and an airing cupboard with slatted shelves and a factory lagged hot water cylinder.

Principal Bedroom: With a radiator, built- in double wardrobe, 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, vanity wash basin, chrome finish towel rail/radiator and an obscure double-glazed window to the front.

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

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

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

Outside: To the side of the property is a tarmacked driveway in turn providing access to the:

Single Garage: With a metal up and over door and side personal door.

The Rear Garden: Measures approximately 35' in length by 27' in width and comprises a paved gravelled of hardstanding beyond is an area laid to lawn with well stocked flower borders, shrubs and bushes. The garden is enclosed by timber fencing and enjoys a westerly aspect.

