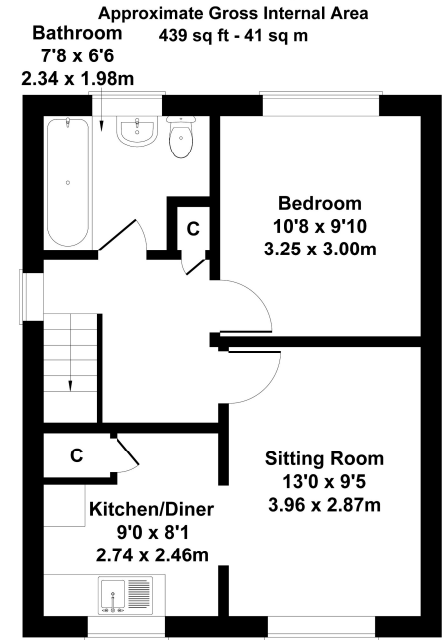




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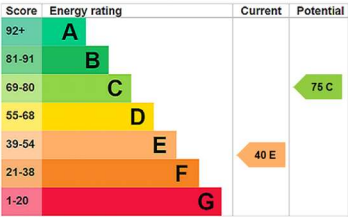
50A Delmore Road, BA11 4EG



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 then immediately left into Whitewell Road and then right into Delmore Road where the property will be found at the end of the cul-de-sac on the right hand side.

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.

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*** A one bedroom first floor self-contained flat * UPVC sealed double-glazed windows and electric heating * Convenient location at the end of a cul-de-sac just off Whitewell Road * Off road parking and a rear garden * No onward chain**

Situation: The property lies at the end of this cul-de-sac which is in turn off Whitewell Road conventionally located for the Victoria Park and approximately 1 mile from the town centre. Frome has 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: This self-contained first floor flat has a private entrance hall with a landing area and airing cupboard in turn leading to a lounge with separate kitchen and to the rear of the property the bathroom and double sized bedroom. There is parking to the side, and the former garage has been converted to create storage areas to both the ground and first floor flat with the first floor flat having the rear section beyond is the enclosed garden. Providing an ideal first-time purchase or investment opportunity the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Private Entrance Hall: With a UPVC front door, staircase rising to the first floor and in turn to a landing area with a double-glazed window to the side and airing cupboard with a hot water cylinder. Doors to:

Lounge: 13'x9'4" With night storage heater and a large, double-glazed window to the front, archway through to:

- **PRIVATE ENTRANCE HALL**
- **LANDING**
- **LOUNGE**
- **KITCHEN**
- **BATHROOM**
- **DOUBLE BEDROOM**
- **PARKING**
- **PART OF A SINGLE GARAGE**
- **ENCLOSED REAR GARDEN**

Kitchen: 9'x8' With fitted kitchen units incorporating a single drainer enamel sink, space and plumbing for a washing machine, space for a cooker, a shelved overstairs storage cupboard and double-glazed window to the front.

Bathroom: With a suite comprising a panelled bath, shower attachment, low level WC, pedestal wash basin and an obscure double-glazed window to the rear. Wall mounted Dimplex electric heater.

Bedroom: 10'7"x9'9" With a night storage heater and a double-glazed window to the rear.

Outside: To the front of the property is a concreted parking area beyond this is the rear section of a single garage measuring internally 8'1"x7'7" beyond is area of garden measuring approximately 28'5" in width x 24' in length comprising a paved patio and lawn.

