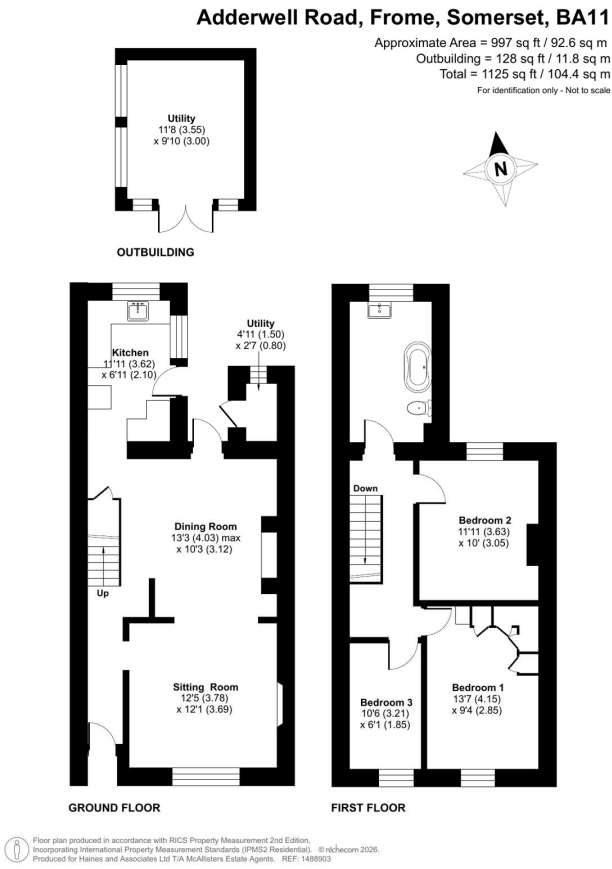




McAllisters Estate Agents Frome  
Market Place, Frome  
BA11 1AB  
T: 01373453592  
E: info@mcallistersestateagents.co.uk



Directions: From our offices in the Market Place proceed to the top of Bath Road. At the roundabout carry straight across turning immediately left in front of the Fire Station into Keyford. At the traffic lights turn left into Locks Hill and then ultimately right into Adderwell Road where the property will be found on the right hand side.

[www.mcallistersestateagents.co.uk](http://www.mcallistersestateagents.co.uk)



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.

**\* An exceptional, late Victorian three bedroom period town house \***  
**The property has been the subject of extensive work by the current owner over the last two and a half years including complete re-wiring, the updating of the central heating system with a new combination boiler to radiators \* New aluminium powder-coated windows and some doors \* Stylish fitted kitchen with integrated washing machine and refrigerator \* Luxurious bathroom with a roll top bath, WC and period style vanity wash basin \* Two reception rooms \* Superb west facing rear garden which is over 80 ft. in length and has a variety of plants, a gazebo, pond and a large studio/workshop**

**Situation:** The property lies within a predominately older part of the town and is a little over a quarter of a mile from the town centre. The railway station is also approximately a quarter of a mile and 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:** Believed to have been built in the late 1800's this Victorian town house has been the subject of extensive work by the current owner including complete re-wiring, the updating of the central heating system with a new combination boiler and radiators, replacement of all windows with powered coated aluminium double-glazed units and with shutters to the front. Both reception rooms have fireplaces with an open fire to the sitting room and provision for a wood burning stove to the dining room. There is tiling to the entrance hall and the kitchen which has a comprehensive range of stylish fitted units with Quartz work surfaces and an integrated fridge and washing machine. To the first floor there are two good sized double bedrooms in addition to a single bedroom and a family bathroom which has a roll top bath with claw and ball feet, vanity wash basin and WC. The gardens have been lovingly planted and stocked by the current owner to create a traditional cottage garden with a brick pathway, pond and a gazebo. To the top of the garden is a large wooden workshop/shed.

**Accommodation:** All dimensions being approximate.

**Porch:** With a part glazed front door to:

**Entrance Hall:** With a tiled floor, deep finned radiator, decorative archway with plaster Cauble’s, access through to the dining room and also to the:

**Sitting Room:** With an open fireplace, window to the front with a window shutter and deep finned radiator, stripped wood floor and access through to:

**Dining Room:** With a fireplace with provision for a wood burning stove, deep finned radiator, exposed wood floor, double-glazed French door to the rear, understairs storage cupboard and access to:

- **ENTRANCE HALL**
- **SITTING ROOM**
- **DINING ROOM/RECEPTION TWO**
- **FITTED KITCHEN**
- **FIRST FLOOR LANDING**
- **BATHROOM**
- **THREE BEDROOMS**
- **GARDENS**

**Kitchen:** With a range of stylish fitted units with Quartz work surfaces comprising a porcelain butlers sink, space for a cooker (which be available by separate negotiation), integrated washing machine and integrated refrigerator with an ice box. Eye level cupboard units incorporating a stainless-steel finish extractor hood, deep finned radiator, tiled floor, windows to the rear and side elevation and French door onto the rear garden.

**First Floor:**

**Landing:** With access via a pull-down loft ladder to the roof space which is fully boarded and insulated and could (subject to the usual planning consent) be converted to create additional living space. Radiator and part glazed door to:

**Bathroom:** This spacious area has a roll top bath with claw and ball feet and has chrome crosshead taps with a shower attachment and adjacent tiling, low level WC, vanity wash basin with chrome cross head taps and cupboard beneath, a towel rail/radiator and a window to the rear.

**Bedroom 1:** With built-in wardrobes, a radiator and a window to the front.

**Bedroom 2:** With a radiator and window to the rear.

**Bedroom 3:** With a radiator and a radiator to the front.

**Outside:** The gardens are situated to the rear and measure a little over 80 ft. in length comprising a brick pathway with well-stocked flower beds, shrubs and bushes, various seating areas including a gazebo a pond and raised soft fruit beds. To the top of the garden is a further seating area and a large workshop/studio.

**Note:** There is pedestrian access across the rear for the benefit of the adjacent property and number 16 across the adjoining house in turn providing access onto Adderwell Road.

