

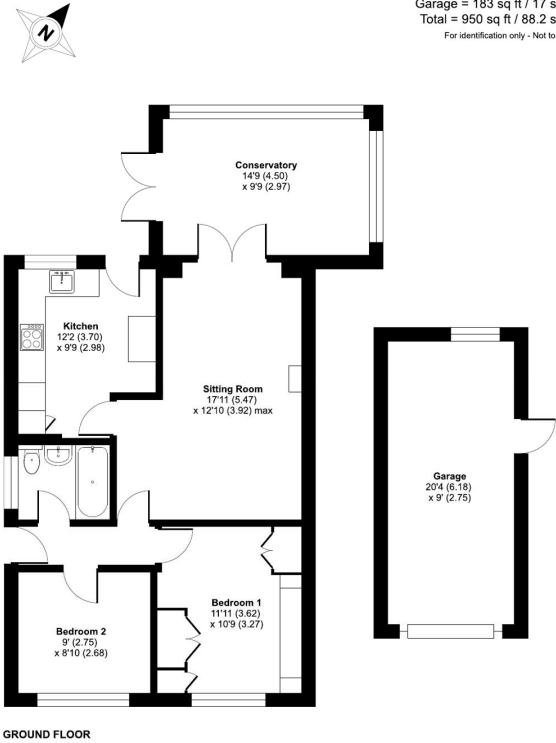


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chapmans Close, Frome, Somerset, BA11

Approximate Area = 767 sq ft / 71.2 sq m
Garage = 183 sq ft / 17 sq m
Total = 950 sq ft / 88.2 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 2025. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1488113

Directions: From our offices in the Market Place proceed to the top of North Parade and at the junction with Bath Road bear left, take the turning left into Grange Road immediately after the traffic lights and then after approximately a quarter of a mile bear left into Chapmans Close and the property will be found immediately on the right hand side.

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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 detached two-double bedroom bungalow * Edge of cul-de-sac location situated within an established residential area on the Bath side of the town * Ample parking and turning space in addition to a single garage * A good-sized lounge/dining room with a woodburning stove and an adjacent garden room overlooking an enclosed and landscaped garden * Modern fitted kitchen (approximately two years old) with an integrated double oven and four-ring induction hob * No onward chain**

Situation: The property lies on the edge of a cul-de-sac within the popular Packsaddle area of Frome which is elevated and on the Bath side of the town. The town centre lies approximately one mile and 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: This well-presented two-double bedroom detached bungalow has a later built UPVC sealed double-glazed garden room with radiators and access onto the west-facing rear garden. The property has UPVC sealed double-glazed windows and gas-fired central heating to radiators. The kitchen was replaced approximately two years ago and has a comprehensive range of grey-finish fitted units with an integrated electric double oven and an induction four-ring hob. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With access to an insulated roof space and doors to:

Bedroom One: 11'10" x 10'10" With built-in bedroom furniture, a radiator and a double-glazed window to the front from which far-reaching views may be enjoyed.

Bedroom Two: 9'0" x 8'9" With a radiator and a double-glazed window to the front.

Bathroom: With a white suite comprising a panelled bath with a wall-mounted thermostatic shower, a pedestal wash basin, low level WC, chrome-finish vertical towel rail/radiator and an obscured double-glazed window to the side.

Lounge/Dining Room: 18'0" x 13'0" narrowing to 9'10" With a woodburning stove creating a focal point to this room, radiator, part-glazed door to the kitchen and double French doors to:

- **ENTRANCE HALL**
- **TWO DOUBLE-SIZED BEDROOMS**
- **BATHROOM**
- **LOUNGE/DINING ROOM**
- **GARDEN ROOM**
- **FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **PARKING, SINGLE GARAGE AND GARDENS**

Garden Room: 16'5" x 10'3" Enjoying a triple- aspect with double-glazed windows to three sides, two radiators and double, sealed double-glazed French doors onto the rear garden.

Kitchen: 11'6" x 9'9" With a comprehensive range of grey, gloss-finish fitted units with contrasting wood-effect worksurfaces comprising a one and a half bowl single drainer sink with Monobloc mixer tap, space and plumbing for a slim-line dishwasher and space and plumbing for a washing machine. Integrated electric double oven, a four-ring induction hob, cupboard housing a Vaillant gas-fired combination boiler supplying domestic hot water and central heating to radiators. Eye-level cupboard units incorporating an extractor hood. Space for a fridge/freezer, double-glazed windows to the rear and a half-glazed door to the rear garden.

Outside: The property is approached via a double-width tarmacked driveway providing ample parking and with a gravelled area for turning. The driveway in turn provides access to the:

Garage: Measuring internally 20' by 9'1" With a metal up an over door, power and light connected, window to the rear and side UPVC personal door.

The Rear Garden: This has a maximum width of 45' and maximum depth of 30' comprising a paved patio, lawn and gravelled beds. The garden is enclosed by timber fencing and enjoys a good degree of privacy.

Note: The property has electricity-generating P.V. cells which provide subsidised electricity for the owner and a fit payment from the national grid which equates to approximately £1000 per annum.

Viewing by appointment through the selling agents McAllisters: 01373453592

