

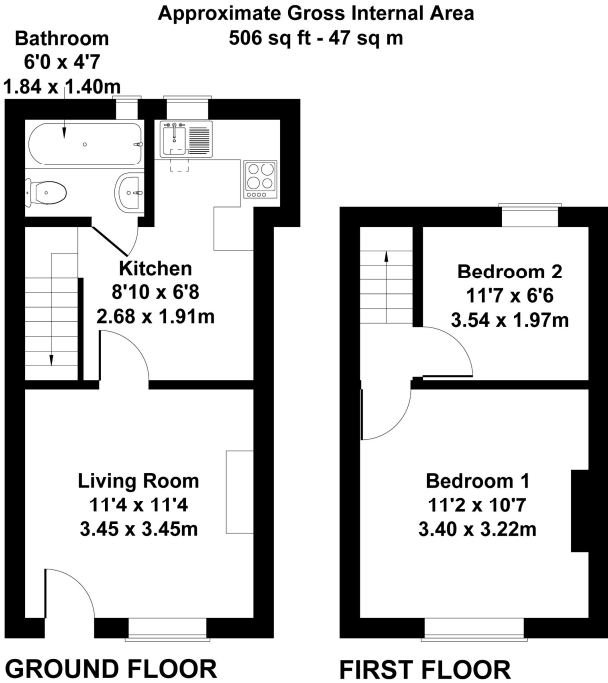


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

3 Clifts Buildings, Frome, BA11 1LY



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.

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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 two-bedroom period cottage situated a short distance from the town centre * Sitting room with an open fireplace and separate kitchen/breakfast room * Garden with single garage and parking space * No onward chain**

Situation: The property lies less than 1/4 mile from the town centre within this attractive older part of the town with mainly period town houses. A short stroll through Vicarage Street leads you to the town centre with Cheap Street, the Market Place and access to the St. Catherines area of Frome which has a comprehensive range of independent shops, boutiques, cafes and bistros. National chains including Marks and Spencer lies close by. The railway station lies approximately 1/4 mile with a direct service to London. The Georgian city of Bath lies approximately 13 miles.

Description: The property offers accommodation arranged over two floors. It is entered via a traditional wooden stable front door into a sitting room with a decorative stone hearth and open fireplace, beyond this is a kitchen/breakfast room featuring an exposed stone wall, a wooden butcher's block worktop and an Aga four ring gas cooker, together with a staircase rising to the first floor. Also on the ground floor is a bathroom fitted with a white suite. Upstairs, a double bedroom offers built in storage and provides access to a boarded loft, which houses the boiler, while a second bedroom completes the first-floor accommodation. Outside, an enclosed south facing garden with a wood store leads via a gate to a single garage with parking beyond. The property has also benefited from the installation of a complete central heating system in 2019, with period style grey radiators with rose gold fittings throughout served by a Viessmann gas fired combination boiler.

Accommodation: All dimensions being approximate.

Sitting Room: Entered via a traditional wooden stable front door, with a UPVC sealed double-glazed window to the front elevation, fitted carpet, a decorative stone hearth with an open fireplace, a wooden window seat, decorative wall sconces and radiator. Door to:

Kitchen/Breakfast Room: With a staircase rising to the first floor, an understairs recess housing a freestanding washing machine and compact dishwasher, tiled flooring, an exposed stone wall, a wooden butcher's block worktop with cupboards beneath, a metal sink with drainer, an Aga four ring

- **LIVING ROOM**
- **KITCHEN**
- **BATHROOM**
- **FIRST FLOOR LANDING**
- **GUEST BEDROOM**
- **PRINCIPAL BEDROOM**
- **GARDEN**
- **GARAGE, SINGLE PARKING SPACE**

gas cooker with oven, a Velux roof light and an additional window providing natural light.

Bathroom: With a white suite comprising a panelled bath with wall mounted electric shower, pedestal wash hand basin, low level WC, chrome finish towel rail/radiator, ceramic tiled flooring and a Velux roof light.

First Floor:

Landing: With fitted carpet and doors to:

Bedroom 1: With fitted carpet, a UPVC double-glazed window to the front elevation, radiator and a double width in-built storage cupboard. Access to the boarded loft is gained from this bedroom, fitted with a loft ladder, providing useful storage space and housing the Viessmann gas fired combination boiler which provides heating and hot water to the property.

Bedroom 2: With fitted carpet, radiator, shelving, a single glazed window to the rear elevation and a double-glazed roof light.

Outside: The enclosed south facing garden enjoys a raised flower bed, gravelled seating area, lawn with pathway, further flower beds and a wood store. A gate provides access to a:

Single Garage: Timber clad, with a metal up and over door and a rear personal door, beyond which is access to a single parking space.

