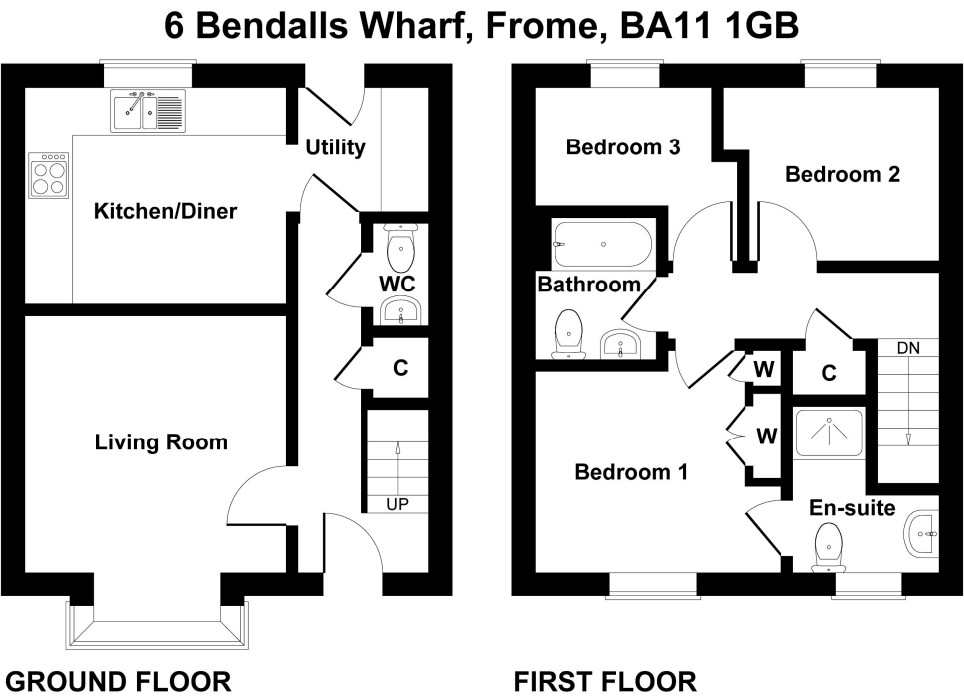




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 bear left in to Christchurch Street East at the next roundabout take the second exit into Garsdale then turn right into Great Western Terrace, on turning opposite the entrance to Rivers Reach the pedestrian access to Bendall's Wharf will be found on the left hand side with vehicular access to the rear.

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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 modern three bedroom end of terrace house*Fitted kitchen/breakfast room with an integrated oven, hob, fridge and freezer * Separate utility area * En-suite shower room to the master bedroom in addition to a family bathroom and ground floor cloakroom * Enclosed southeast facing rear garden with a nearby single garage and parking * No onward chain**

Situation: The property lies a little over a 1/4 mile from the town centre and approximately 1/2 mile from the railway station. Frome offers a good range of boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: This former show house offers well planned accommodation arranged over two floors. There is a separate small utility area in addition to the kitchen/breakfast room which has a range of fitted units and an integrated oven, hob, fridge and freezer. A ground floor cloakroom provides a third WC to the property which has an en-suite shower room to the principal bedroom and a separate family bathroom serving the other two bedrooms. To the rear is an enclosed southeast facing garden and an adjacent area to the left-hand side of the property which falls within the boundary and could provide an additional parking space. The nearby single garage has further parking to the front of this ideal family home which is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a staircase rising to the first floor, radiator, understairs storage cupboard and door to:

Cloakroom: With a white suite comprising a low-level WC, pedestal wash basin with a tiled splash and a radiator.

Lounge: 14'10" (into the bay window) x 12'2" With two radiators and a double-glazed bay window to the front.

Utility Area: With space and plumbing for a washing machine and a tumble drier, work surface and wall cupboard units incorporating a cupboard housing a Potterton gas fired combination boiler supplying domestic hot water and central heating to radiators. Part glazed door to the rear and access through to:

Kitchen/Breakfast Room: 12'3"x9'9" With a range of cream finish fitted units with contrasting granite effect work surfaces comprising a one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath and incorporating an electric fan assisted oven with a ceramic four ring hob, built-in fridge and freezer, wall cupboard units incorporating a stainless steel splashback and extractor hood, radiator, double-glazed window to the rear and a tiled floor extending through to the utility area.

- **ENTRANCE HALL**
- **CLOAKROOM**
- **BAY WINDOWED LOUNGE**
- **UTILITY AREA**
- **FITTED KITCHEN/BREAKFAST ROOM**
- **FIRST FLOOR LANDING**
- **PRINCIPAL BEDROOM**
- **EN-SUITE SHOWER ROOM**
- **TWO FURTHER BEDROOMS**
- **FAMILY BATHROOM**
- **ENCLOSED REAR GARDEN**
- **SINGLE GARAGE AND PARKING**

First Floor:

Landing: With a storage cupboard with a hanging rail, access to an insulated roof space and doors to:

Bedroom 1: 11'7" maximum x 8'8" With built-in wardrobes, a radiator, double-glazed window to the front and access through to:
En-Suite Shower Room: With a tiled shower enclosure with a Mira electric shower, pedestal wash basin, low level WC, radiator, wall tiling and an obscure double-glazed window to the rear.

Bedroom 2: 9'1"maximum x 9'1" With a built-in wardrobe, radiator and a double-glazed window to the rear.

Bedroom 3: 9'7" maximum x 6'10" minimum with a radiator and a double-glazed window to the rear.

Family Bathroom: With adjacent ceramic wall tiling and a shower attachment, low level WC, pedestal wash basin, radiator and extractor.

Outside: To the front of the property is a low stone wall and pathway to the front door, to the front of this is a beautiful communal green with established trees and shrubs. To the rear of the property is an enclosed garden measuring approximately 20'x'20' laid partly to patio with lawn and shrubs. The garden enjoys a southeast aspect and there is a side gate leading to a further area of garden which is partly paved and belongs to the property and which could provide an additional parking space. Beyond this are two garages, the left hand of the two belongs to the property and there is tarmacked parking to the front.

