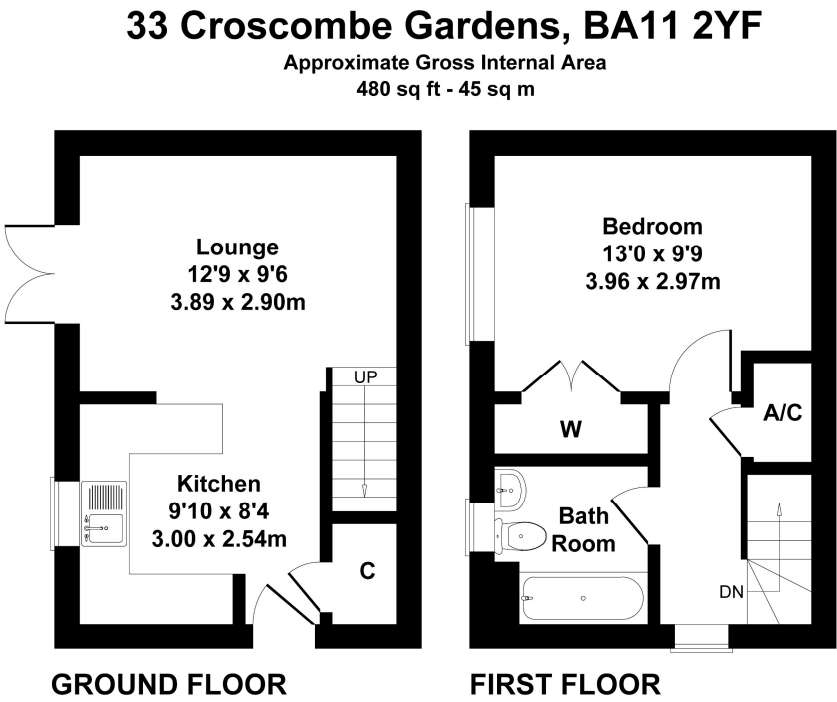




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 North Parade turning right into Berkley Road at the traffic lights carry straight across into Clink Road, take the turning left into Brunel Way and then right into Stephensons Drive bearing left into Pensford Way and then immediately right into Croscombe Gardens follow the cul-de-sac to the end bearing left and the property will be then found on the right hand side marked by a for sale sign.

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 modern one-bedroom house requiring general modernisation and updating * Adjacent enclosed east facing garden * Tandem parking for two vehicles * No onward chain**

Situation: The property lies at the end of a cul-de-sac setting on the Bath side of the town approximately 1/4 from a small parade of shops including Tesco Express. The town centre lies approximately 1 mile and has a comprehensive range of independent shops, boutiques, cafes and bistros including national chains including Marks and Spencer. The Georgian city of Bath lies approximately 13 miles away.

Description: Believed to have been built in the 1980's this one-bedroom house requires general modernisation and updating to create an ideal first-time purchase or investment property. It has gas fired central heating to radiators (un-tested) and an adjoining east facing garden. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a radiator, understairs storage cupboard and access to the:

Kitchen Area: 9'10"x8'4" With a wall mounted gas fired boiler, window to the rear and base and wall cupboard unit. Access through to:

Lounge: 12'9"x9'6" With a radiator, window to the rear and staircase rising to:

- **ENTRANCE HALL**
- **KITCHEN**
- **LOUNGE**
- **LANDING**
- **BEDROOM**
- **BATHROOM**
- **PARKING**
- **GARDEN**

First Floor:

Landing: With a window to the side, radiator, over stairs storage cupboard and door to:

Bathroom: With a panelled bath with adjacent ceramic wall tiling and a thermostatic shower and glazed shower screen, low level WC, wash basin, radiator and an obscure glazed window to the rear.

Bedroom: 13'x9'9" With a radiator, built-in double wardrobe and window to the rear. Access to the roof space.

Outside: Accessed from the rear of the property is a uncultivated area of garden which enjoys an easterly aspect.

Parking: There are two parking spaces (one behind the other) a short distance from the house.

