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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (Incorporating International Property Measurement Standards (IPMS Residential)). © richwcom 2026. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1498214

Directions: From our offices in the Market Place proceed to the top of Bath Street at the roundabout turn left into Christchurch Street East over the next roundabout and then turn immediately right into Alexander Road, the road then bears to the left and the property will be found on the left hand side.

www.mcallistersestateagents.co.uk



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*** An elegant three double bedroom period town house * Two receptions including a beautiful bay window sitting room with an open fireplace * Spacious bathroom with a vintage roll top bath and separate shower enclosure in addition to a ground floor cloakroom * Attractively laid cottage garden**

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: This elegant Edwardian town house has been the subject of extensive work over the last 20 years to create a characterful and comfortable family home with accommodation arranged over three floors. The bay windowed sitting room has beautiful open fireplace with a cast iron grate and tiled slips adjacent to which is a dining room both accessed from an entrance hall with original quarry tiled mosaic flooring and an elegant staircase rising to the first floor with a large understairs storage cupboard. The dining room also has an open fireplace and original cabinet with glazed display and in turn access through to the kitchen. Beyond this is a utility room and cloakroom with space and plumbing for a washing machine. To the first floor there are two good double sized bedrooms and a spacious bathroom with a roll top bath and separate enclosure. To the second floor is a large attic bedroom with eaves storage. To the rear is an enclosed east facing garden comprising patio, lawn and established trees, shrubs and flower beds.

Accommodation: All dimensions being approximate.

Entrance Hall: With an original quarry tiled mosaic floor, part glazed front door, radiator and staircase rising to the first floor and understairs storage cupboards.

Bay Windowed Sitting Room: With a sash window to the front, a stripped wood floor, radiator and a fireplace with cast iron grate, tiled slips, tiled hearth and decorative surround.

Dining Room: With an open fireplace with cast iron surround and tiled slips, tiled hearth and exposed wooden floor. Drawers, cupboards and glazed display shelves to the side. Radiator, sash window to the rear and access through to:

Kitchen: With a comprehensive range of cream finish fitted units with contrasting work surfaces comprising a stainless steel single drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating a built-in fridge, space and plumbing for a dishwasher, slot-in range cooker with a

- **ENTRANCE HALL, BAY WINDOWED SITTING ROOM,**
- **DINING ROOM, KITCHEN, UTILITY ROOM,**
- **CLOAKROOM, FIRST FLOOR, LANDING,**
- **TWO DOUBLE SIZED BEDROOMS, SPACIOUS BATHROOM,**
- **SEPARATE SHOWER, SECOND FLOOR ATTIC BEDROOM,**
- **GARDENS**

gas five ring hob, range of eye level cupboard units, two sash windows to the side and a fifteen pane glazed door to the:

Utility: With two double glazed roof lights to the rear slope a stainless steel single drainer sink with mono bloc mixer tap, drawers and cupboard beneath and space for a freezer. Radiator, fifteen pane glazed door to the rear and door to:

Cloakroom: With a white low level WC, wall mounted Alpha gas fired combination boiler supplying domestic hot water and central heating to radiators, space and plumbing for a washing machine.

First Floor:

Landing: With a staircase rising to the second floor, window to the front, radiator and doors to:

Spacious Bathroom: With a white roll top bath, sash window to the side and rear elevation, pedestal wash basin with chrome cross head taps, corner entry shower enclosure with thermostatic shower, storage cupboard, tiled floor and radiator.

Bedroom 1: With a corner cupboard, fireplace with a cast iron grate and decorative surround (non-functional), radiator and sash window to the rear.

Bedroom 2: With a radiator and sash to the front.

Second Floor:

Bedroom 3/Attic Room: This spacious room has double glazed roof lights to the front and rear slope. Eaves storage to the front, cupboards and access to a roof space which sits above the bathroom and landing. Contemporary vertical radiator.

Note: The loft conversion has not been signed off by building control.

Outside: To the front of the property is an area of garden laid particularly to lawn and with a low stone wall, pillars and a gate pathway leading to the front door. To the rear of the property is a well-stocked east facing garden which is laid partly laid to lawn with a paved terrace, flower borders, shrubs, bushes and established trees including a pear plum and apple. To the rear are railings and a gateway leading to a space which is shared by the adjoining five properties and over which there is pedestrian access for bin storage etc to Alexandra Road.

