

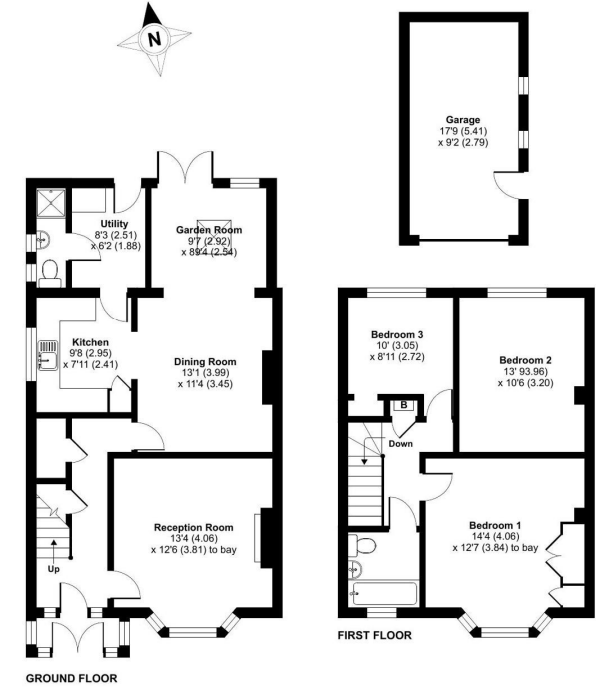


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

Beechwood Avenue, Frome, Somerset, BA11

Approximate Area = 1252 sq ft / 116.3 sq m
Garage = 164 sq ft / 15.2 sq m
Total = 1416 sq ft / 131.5 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 2026. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1509321

Directions: From our offices in the Market Place proceed to the top of North Parade turning right into Berkley Road at the traffic lights turn right into Rodden Road and then left into Beechwood Avenue where the property will be found on the left 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 well-presented, extended three double bedroom semi-detached house * Three receptions including a later built family room with French doors onto a generous sized well maintained rear garden * Ample parking to the front and side with a single garage * Attractive 1930's/1950's residential area approximately half a mile from the town centre**

Situation: The property is in a predominantly older part of the town with a mixture of 1930's and 1950's properties. The town centre lies approximately half a mile and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. There is a pub and corner shop just a short distance away and the railway station lies a little under a mile. The Georgian city of Bath lies 13 miles away.

Description: Believed to have been built in 1958, this well-presented three double bedroom semi-detached house has a later extension creating an additional reception room, utility room and separate shower room with cloaks in addition to the original dining room, kitchen and bay windowed living room. To the first floor there are three double sized bedrooms and a family bathroom. The property has gas fired central heating to radiators via a boiler that was installed approximately 3 years ago, and the stylish fitted kitchen was installed approximately 7 years ago. There is ample parking to the front, a single garage and a generous sized enclosed rear garden.

Accommodation: All dimensions being approximate.

Entrance Porch: With double obscure glazed doors, a part glazed door and side panel to:

Entrance Hall: With a staircase rising to the first floor, radiator, understairs cloaks cupboards with a window, further understairs cupboard and door to:

Bay Windowed Lounge: With a double-glazed window to the front, radiator and a gas living flame fire with a decorative wooden surround and marble hearth.

Dining Room: With a radiator, recess, archway through to the kitchen and further access through to:

Family Room: With a double-glazed roof light, radiator and double, sealed double-glazed French doors and side panels leading onto the rear garden.

Kitchen: With a comprehensive range of light grey high gloss fitted units with contrasting worktops, a stainless steel single bowl sink with mono bloc mixer tap, work surfaces with drawers and cupboards beneath incorporating a ceramic four ring hob, electric fan assisted oven, full sized dishwasher, fridge/freezer, wall cupboards and integrated microwave. Under and over pelmet lighting, obscure glazed door to:

Utility Room: With a large vertical towel rail/radiator, space and plumbing for a washing machine and tumble drier, tiled floor with electric underfloor heating, half glazed door to the rear and further door to:

- **ENTRANCE HALL**
- **BAY WINDOWED SITTING ROOM**
- **DINING ROOM, FAMILY ROOM**
- **FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **GENEROUS SIZED UTILITY ROOM**
- **FIRST FLOOR LANDING**
- **FAMILY BATHROOM**
- **THREE DOUBLE SIZED BEDROOMS**
- **AMPLE PARKING, SINGLE GARAGE**
- **ENCLOSED REAR GARDEN**

Shower Room: With a tiled shower enclosure with thermostatic shower, wash basin, low level WC, radiator and two obscure double-glazed windows to the side.

First Floor:

Landing: With a double-glazed window to the side, access via a pulldown loft ladder to an insulated and partly boarded roof space. Cupboard housing an Ideal gas fired combination boiler supplying domestic hot water and central heating to radiator.

Bedroom 1: With a radiator and double-glazed bay window to the front and a built-in wardrobes.

Bedroom 2: With a radiator and a double-glazed window to the rear.

Bedroom 3: With a radiator, wardrobe recess and a double-glazed window to the rear.

Family Bathroom: With a white suite comprising a panelled bath with adjacent ceramic wall tiling, wall mounted thermostatic shower, pedestal wash basin, low level WC, vertical towel rail/radiator and an obscure double-glazed window to the front.

Outside: To the front of the property is a generous sized block paved area of hardstanding with steps leading to the front door and continuing to the side with ample parking for a further three cars. The driveway in turn leads to:

Single Garage: With a metal up-and-over door, separate power and light connected and with a part glazed side personal door and two windows to the side.

The Rear Garden: Is a particular feature of the property comprising a raised decking area accessed from the family room and utility room with concealed lighting and steps leading to a slate tiled patio continuing to the rear of the garage beyond which is an area laid to lawn with raised flower beds, shrubs and bushes. The garden is enclosed by timber fencing and affords a good degree of privacy.

