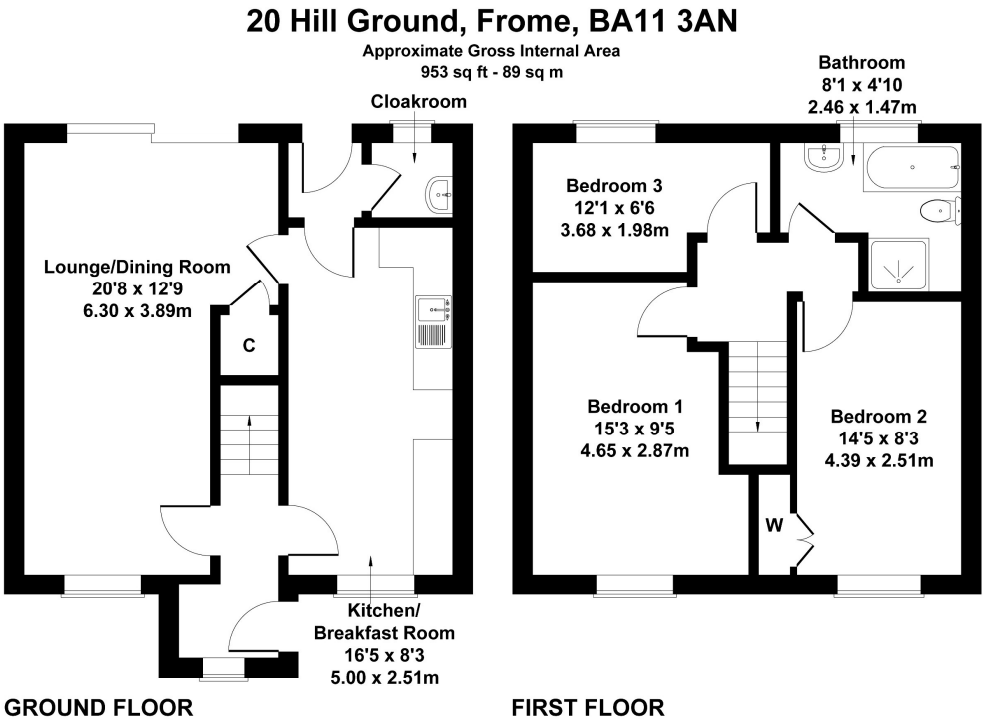




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 left into Welshmill Road turning left into Welshmill Lane under the railway bridge and then turn right into Whatcombe Road taking the second turning left into Hill Ground following the road around and the property will be found beyond the end of the cul-de-sac on the right 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 three-bedroom 1960's house * Fitted kitchen/breakfast room with a slot-in cooker * Gas fired central heating to radiators and double-glazed windows * Landscaped rear garden arranged on two levels, incorporating an enclosed seating area and lower level with a pergola and productive grape vine * No onward chain**

Situation: The property lies within a pedestrianised area at the end of a cul-de-sac situated less than half a mile from the town centre. There are excellent walks towards Whatcombe Meadows and the town centre which has a comprehensive range of shops, cafes and bistros together with national chains including Marks and Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: This three bedroom mid terrace house has UPVC sealed double-glazed windows and gas fired central heating to radiators. The dual aspect lounge/dining room has patio doors onto a semi-enclosed timber decking area, flower beds and steps descending to a lower area where this is a garden shed, gravelled area with a pergola and a productive grape vine. Offering comfortable family accommodation, the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

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

Kitchen/Breakfast Room: 16'5"x8'3" with a range of modern, painted fitted units with solid wood work surfaces comprising a stainless steel double drainer sink with mono bloc mixer tap, adjacent work surfaces with drawers and cupboards beneath, a slot-in electric cooker with a four ring ceramic hob, space and plumbing for a washing machine, dishwasher and fridge/freezer, eye level cupboard units with under pelmet lighting, a stainless steel cooker hood. A ceramic tiled floor, wall mounted gas fired boiler supplying domestic hot water and central heating to radiators, double-glazed window to the front, door to the lounge/dining room and further door to:

Rear Lobby: With a half door to the rear garden, radiator and access to:

Cloakroom: With a low level WC, wash basin and obscure double window to the rear.

Lounge/Dining Room: 20'8"x12'9" reducing to 9'5" with a double-glazed window to the front, two radiators, understairs cupboard and double-glazed sliding patio

- **ENTRANCE HALL**
- **KITCHEN/BREAKFAST ROOM**
- **REAR LOBBY**
- **CLOAKROOM**
- **LOUNGE/DINING ROOM**
- **FIRST FLOOR LANDING**
- **THREE BEDROOMS**
- **BATHROOM**
- **GARDENS TO THE FRONT AND REAR**

doors to the rear garden.

First Floor:

Landing: With access to an insulated roof space and doors to:

Bedroom 1: 15'3"x9'5" average with a radiator and a double-glazed window to the front.

Bedroom 2: 14'5" maximum x8'3" with a radiator and a double-glazed window to the front and an airing cupboard with storage and a hot water tank.

Bedroom 3: 12'1"x6'6" maximum with a radiator and a double-glazed window to the rear.

Bathroom: 8'1"x4'10" minimum with a white suite comprising a panelled bath with a shower attachment, low level WC, a wash basin and a large shower enclosure with an electric shower and chrome finish towel rail. radiator.

Outside: The front is accessed via a pathway leading from the communal residents' car park with steps leading to the front door. The rear garden is mainly arranged over two levels and comprises a wooden, partly enclosed decking area immediately accessed from the rear of the property with steps leading down to a further area with a wooden garden shed and a gravelled area with a pergola and established, productive grape vine. Rear gated access.

