



McAllisters Estate Agents Frome
Market Place, Frome
BA11 1AB
T : 01373453592
E : info@mcallistersestateagents.co.uk

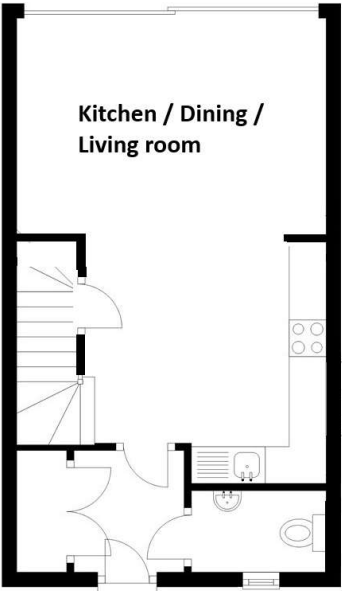


3 Bookbinders Mews, BA11 1GP

Approximate Floor Area: 689 sq feet, 64 sq meters

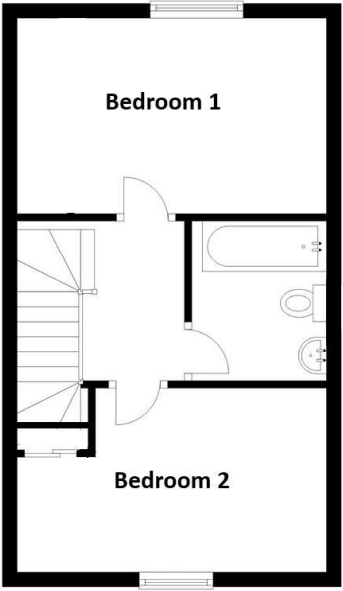
Ground Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

Directions: From our offices in the Market Place proceed to the top of Bath Street at the mini roundabout bear left into Christchurch Street East, continue straight over the next roundabout and at the traffic lights bear right into Locks Hill. Take the first turning left into Caxton Road and then right into Bookbinders Mews where the property will be found on the left hand side.

www.mcallistersestateagents.co.uk



McAllisters is a trading name of Haines and Associates Limited, registration no 09918653. Registered office: 13 Market Place, Frome, BA11 1AB. Registered in England and Wales.

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 superb two double bedroom energy efficient town house * Attractive established residential development, less than half a mile from the railway station and a little over half a mile from the town centre * Stylish open plan kitchen /dining/living room with large almost full height triple glazed patio doors onto an enclosed landscaped rear garden * Two allocated parking spaces * No onward chain**

Situation: The property lies within this stylish development of contemporary style properties built on the former Butler and Tanner printworks site. There is a small parade of shops just a short distance away including a Spar shop, beauty salon and pizzeria. The railway station lies less than half a mile away and the town centre is a little over half a mile away. Frome offers a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles away.

Description: Built in 2022 this stylish energy efficient two double bedroom house benefits from the remainder of the ten-year NHBC warranty. With Karndean LVT flooring to the ground floor the property has a large open plan kitchen / dining room with integrated appliances leading through to a lounge area with large triple glazed sliding patio doors onto the landscaped rear garden. The kitchen has integrated appliances including an oven, induction hob, microwave, fridge freezer, dishwasher and extractor hood. In the entrance hall is a laundry cupboard office space and plumbing for a washing machine and tumble dryer. To the first floor there are two double-sized bedrooms in addition to a family bathroom with a ground floor cloakroom. This high efficiency property has triple glazing throughout, higher than normal ceilings and a gas boiler which can be adapted to run on hydrogen if required. The property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Entrance Hall: With a large UPVC front door and obscured triple glazed side panel, radiator, large laundry cupboard with space and plumbing for a washing machine and tumble dryer, electricity consumer unit and a wall-mounted Worcester gas-fired boiler supplying domestic hot water and central heating to radiators.

Cloakroom: With a white suite comprising a low-level WC with concealed cistern, washbasin with tiled splash, chrome-finish vertical towel rail/radiator and an obscure triple glazed window to the front.

Kitchen/Dining/Living room: 21'2" x 13'9" average. This open-plan room is divided into two areas with the kitchen / dining room having a comprehensive range of grey finish fitted units with contrasting white worksurfaces and incorporating a

- **ENTRANCE HALL**
- **CLOAKROOM**
- **KITCHEN/DINING ROOM (WITH INTEGRATED APPLIANCES)**
- **OPEN PLAN LIVING ROOM**
- **FIRST FLOOR LANDING**
- **TWO DOUBLE-SIZED BEDROOMS**
- **BATHROOM**
- **ENCLOSED LANDSCAPED REAR GARDEN**
- **TWO ALLOCATED PARKING SPACES**

stainless steel single bowl sink with drainer, Monobloc tap, adjacent work surfaces with drawers and cupboards beneath, electric fan-assisted oven, four-ring induction hob, integrated fridge, freezer and dishwasher, wall units incorporating an extractor hood and microwave. Staircase rising to the first floor, large understairs storage cupboard and living room area with radiator and almost full width triple glazed sliding patio doors onto the rear garden. This superb room has higher than average ceilings measuring 8'5" with integrated low energy lighting.

First Floor:

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

Bedroom 1: 13'9" x 8'8" with a radiator and triple glazed window to the rear.

Bedroom 2: 13'8" x 8'4" with a radiator, built-in wardrobe and triple glazed window to the front.

Bathroom: With a white suite comprising a panelled bath with thermostatic shower, glazed shower screen and adjacent tiling, low level WC with a concealed cistern, washbasin, chrome-finish vertical towel rail/radiator, ceramic tiled floor.

Outside: To the rear of the property is an enclosed garden measuring 26'6" x 15'1" with a full-width paved patio, lawn, raised flower bed and further patio with pergola. The garden is enclosed by timber fencing and there is a rear pedestrian access in turn leading to the parking.

Parking: There are two allocated parking spaces, one behind the other.

Outgoings: The annual Printworks Estate maintenance charge is believed to be £240.20 for 2026.

