



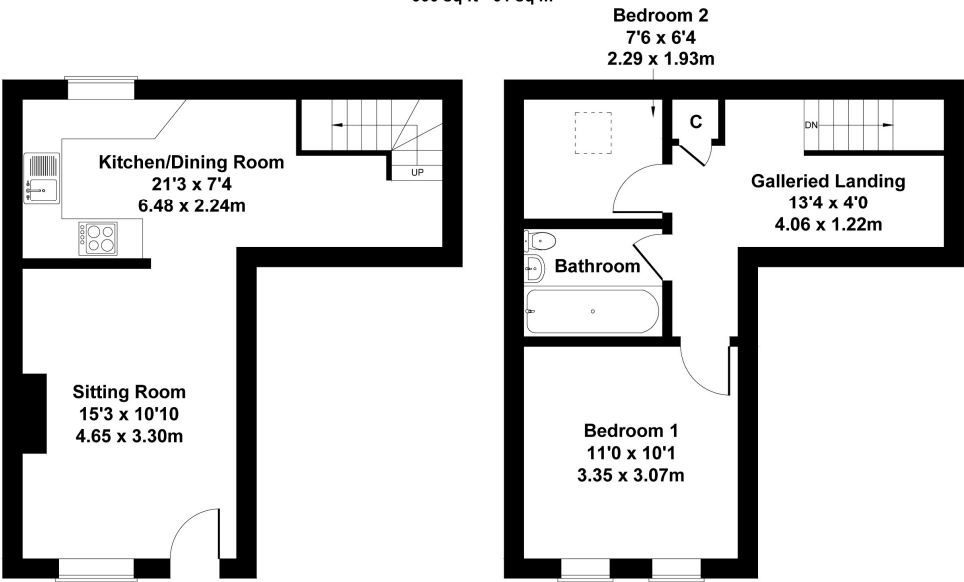
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

2 North Hill Mews, North Parade, Frome BA11 2AB

Approximate Gross Internal Area
660 sq ft - 61 sq m



GROUND FLOOR

FIRST FLOOR

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. 2022

Proceed to the top of North Parade, turn left just beyond North Hill House into the mews development and 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.

*** An attractive two-bedroom mews property *
Sitting room and separate (recently refitted) kitchen/dining room * Gas fired central heating to radiators * Single allocated parking space and nearby communal gardens * Convenient location close to the town centre * No onward chain**

Situation: The property lies just a short distance from the town centre which has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 13 miles.

Description: Forming part of this attractive mews development adjacent to North Hill House, the property offers a characterful alternative to a modern two-bedroom house. This cottage has been updated by the current owner, including the replacement of the bathroom suite with a stylish shower room with a walk-in shower enclosure and chrome-finished towel rail, a heated radiator. Heating is provided via gas-fired central heating to radiators, and the traditional windows have secondary glazing to the front. The recently installed kitchen has a comprehensive range of white Shaker-style units, together with an integrated oven and ceramic four-ring hob. In addition to the two bedrooms, there is a gallery landing area, which would provide an ideal study space. The property has a single allocated parking space a short distance from the house, and there is a communal garden area close by.

Accommodation: All dimensions being approximate.

Sitting Room: With a multi-pane sash window to the front, a new composite front door, radiator and archway through to:

Kitchen/Dining Room: With a range of white fronted, shaker style fitted units with white work surfaces comprising a stainless steel one and a half bowl single drainer sink with adjacent work surfaces, drawers and cupboards beneath, incorporating an electric oven and ceramic four ring

- SITTING ROOM
- KITCHEN/DINING ROOM
- GALLERIED LANDING WITH STUDY AREA
- TWO BEDROOMS
- BATHROOM
- SINGLE PARKING SPACE

hob, space and plumbing for a washing machine, space for a fridge freezer, eye level cupboards incorporating an extractor hood. Obscure multi-pane glazed window to the rear, radiator, ample space for a dining table. Staircase with understairs storage cupboard rising to the:

First Floor:

Galleried Landing: Providing space for a study area, double-glazed roof light to the rear slope, radiator, access to an insulated roof space and cupboard housing a Worcester gas fired combination, condensing boiler that was installed in 2016 and provides domestic hot water and central heating to radiators.

Bedroom 1: With a radiator, two secondary glazed sash windows to the front and an exposed beam.

Bedroom 2: With a radiator, exposed beam and a double-glazed roof light to the rear slope.

Bathroom: With a recently updated white suite comprising a walk-in shower enclosure with thermostatic shower, low level WC, vanity wash basin, double-glazed roof light and a chrome finish towel rail / radiator.

Outside: A short distance from the property is a single allocated parking space which is accessed off North Parade. In addition, there is an area of grass with washing lines and beyond this, a timber shed.

