

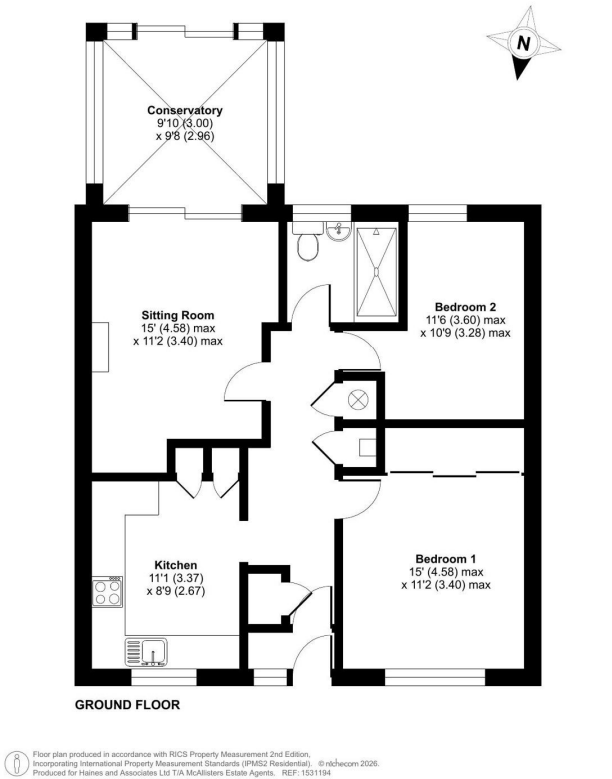


McAllisters Estate Agents Frome
BA11 1AB
T: 01373453592
E: info@mcallistersestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

Longleat Road, Holcombe, Radstock, BA3
Approximate Area = 795 sq ft / 73.8 sq m
For identification only - Not to scale



Description: On approaching Holcombe from the Coleford (Common Lane direction) carry straight across the junction with Holcombe Hill into Kingsway taking the first turning left and then left again into Longleat Lane, turn right into Longleat Road then left again and the property will be found on the left-hand side at the end of a terrace of bungalows.

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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 two double bedroom semi-detached bungalow * Modern fitted kitchen with an integrated oven, hob, fridge and freezer * UPVC sealed double-glazed windows * Central heating to radiators via a Vaillant gas fired boiler * Lounge with a gas 'living flame' fire and adjacent garden room/conservatory * South facing rear garden * No onward chain**

Situation: The property lies within this popular village which has two pubs, a farm shop and village hall. In nearby Coleford there is Primary Schooling and two shops, a pharmacy and doctors' surgery. The market town of Frome lies approximately 8 miles and has a comprehensive range of shops, boutiques, cafes and bistros together with national chains including Marks & Spencer. The Georgian city of Bath lies approximately 15 miles.

Description: This two bedroom end of terrace bungalow has gas fired central heating to radiators via a Vaillant gas fired boiler. The kitchen has been updated over the last ten years and has a range of fitted units and incorporates an electric oven, ceramic hob, fridge and freezer. Sold with the benefit of no onward chain the property has two reception rooms including a lounge with a gas 'living flame' fire. There are gardens to the front and rear with a south facing patio garden at the rear of the bungalow together with a wooden garden shed.

Accommodation: All dimensions being approximate.

Entrance Porch: With a part obscure UPVC sealed double-glazed front door, tiled floor and a part sealed double-glazed door to:

Entrance Hall: With access to an insulated roof space, radiator, cloaks cupboard, cupboard housing a Vaillant gas fired boiler supplying domestic hot water and central heating to radiators, linen cupboard with slatted shelf and factory lagged hot water cylinder.

Kitchen/Breakfast Room: With a range of modern fitted units comprising a stainless steel single drainer sink, mono bloc mixer tap, drawers and cupboards beneath and incorporating space and plumbing for a washing machine,

- **PORCH**
- **ENTRANCE HALL**
- **FITTED KITCHEN/DINING ROOM**
- **TWO DOUBLE BEDROOMS**
- **SHOWER ROOM**
- **LOUNGE**
- **GARDEN ROOM/CONSERVATORY**
- **GARDENS TO THE FRONT AND REAR**

integrated electric fan assisted oven and a ceramic four ring hob, integrated fridge and freezer, further eye level storage cupboard incorporating an extractor hood, floor standing cupboard, radiator and a double-glazed window to the front.

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

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

Shower Room: With a walk-in tiled shower area with a glazed panel and a wall mounted Triton electric shower, wash basin, low level WC, radiator and an obscure double-glazed window to the rear.

Lounge: With a gas living flame fire, radiator, and double-glazed sliding patio doors to:

Conservatory/Garden Room: With a radiator and a UPVC sealed double-glazed windows to the side and rear elevation and sliding patio doors onto the rear garden.

Outside: The property is approached via a shared pathway leading to a front garden which is part lawn and patio with hedging and side access turning to the:

Rear Garden: Which is paved and concreted for ease of maintenance and incorporates a bin store and a further wooden garden shed. The garden enjoys a southerly and therefore sunny aspect.

