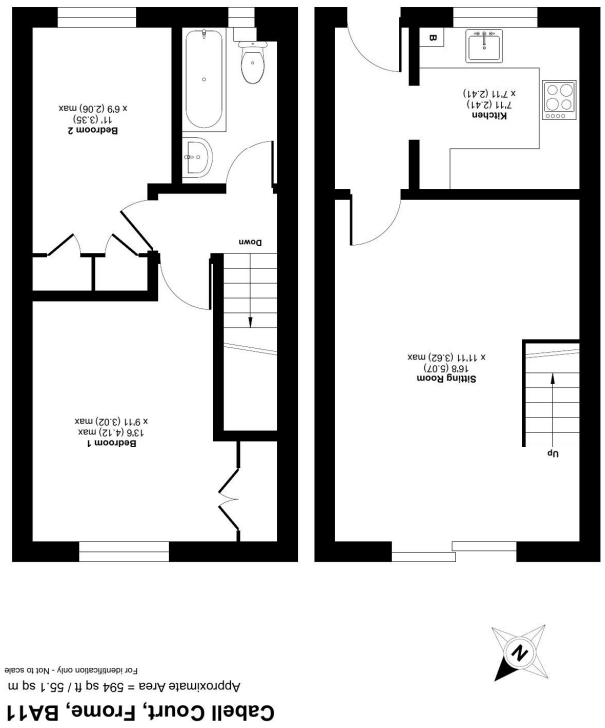
Directions: From offices in the Market Place, proceed to the top of Bath Street. At the roundabout, carry straight on into The Butts. Continue along this road and at the next roundabout, carry straight on into Marston Road. Take the turning left into Cabell Road and then immediately right into Cabell Court, where the property will be found on the right-hand side.

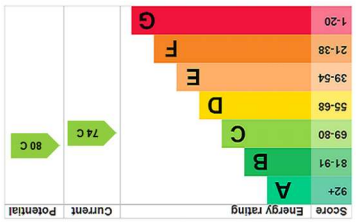


Cabell Court, Frome, BA11

Approximate Area = 594 sq ft / 55.1 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). © nichecom 2026. Produced for Haines and Associates Ltd T/A McAllisters Estate Agents. REF: 1540048



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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.

Cabell Court, Frome, Somerset, BA11 4BX

Guide Price £239,500
Freehold

*** A modern two-bedroom house within a cul-de-sac setting * UPVC sealed double-glazed windows and gas fired central heating to radiators * Enclosed rear garden and two parking spaces to the front * No onward chain**

- **ENTRANCE HALL**
- **FITTED KITCHEN WITH INTEGRATED OVEN AND HOB**
- **LOUNGE/DINING ROOM**
- **ENCLOSED REAR GARDEN**
- **TWO BEDROOMS**
- **BATHROOM**
- **TWO ALLOCATED PARKING SPACES**

Situation: The property lies on the southern side of the town within a cul-de-sac setting a short distance from the Sainsburys supermarket and other facilities. The town centre lies approximately one mile away and 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: Believed to have been built approximately 30 years ago, this two-bedroom house is sold with two allocated parking spaces to the front, there is a canopy porch and door leading to a fitted kitchen with an integrated oven and hob beyond which is a lounge/dining room with patio doors onto the garden. To the first floor, there are two bedrooms and a bathroom with a thermostatic shower. Providing an ideal first-time purchase or investment opportunity this property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Canopy Porch: With a panelled front door to:

Entrance Hall: With a radiator, access through to the lounge/dining room and further access to:

Kitchen: Installed in 2019, with a range of grey high gloss finish units with contrasting work surfaces and a cream metro tile splashback, comprising a single drainer sink with a mixer tap, adjacent work surfaces with drawers and cupboards beneath and incorporating a NEFF Slide and Hide electric oven and gas four ring hob, wall cupboard units incorporating an extractor hood. Gas fired Glow-worm combination boiler installed in 2018. Space and plumbing for a washing machine and space for a fridge/freezer. Double-glazed window to the front.

Lounge/Dining Room: With two radiators, staircase rising to the first floor and double-glazed patio doors onto the rear garden.

First Floor:

Landing: With doors to:

Bedroom 1: With a double wardrobe, a radiator and a double-glazed window to the rear.

Bedroom 2: With a single wardrobe, a linen cupboard, a radiator and a double-glazed window to the front.

Bathroom: With a stylish white suite comprising a panelled bath with adjacent ceramic wall tiling and shower attachment, low level WC, pedestal wash basin, radiator and an obscure double-glazed window to the front.

Outside: To the front of the property there are two allocated parking spaces. To the rear there is an enclosed garden measuring 28'10" x 12'8", laid to lawn with a separate seating area. The garden is enclosed by timber fencing to both sides with walling to the rear.











