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**13 GLEBELANDS, NUNNEY,
FROME, BA11 4NQ**



FOR SALE £265,000

Simon Heal Estate Agents are delighted to bring to the market this **SPACIOUS** and **FULL OF POTENTIAL** 3-double bedroom semi-detached house, located in the historic village of Nunney, near Frome. The property has been very well maintained and comprises a large, open plan kitchen/diner, separate and extended living room, utility area, **3 double bedrooms**, family bathroom with shower and bath, and mature, south-facing garden. Oil CH and DG. **Potential for extension, subject to planning permission.**

The property is approached via a set of timber gates opening inwards into a large driveway laid to chippings and surrounded by walls and fencing. Side gate to rear garden.

Via a UPVC front door into:

Entrance Porch 4'11 x 3'10

Oil combination boiler, timer controls, tiled flooring, doors into:

Cloakroom 3'9 x 4'9

Tiled flooring, DG frosted window to front, radiator, pedestal washbasin with tiled splash back, low level WC, wall mounted mirror.

Kitchen/Diner 19'8 x 11'7

Range of wall and base units with tiled splash backs and worktops, tiled flooring, DG window to front, door into the utility room and pantry, 2 radiators, stainless steel sink with a mixer tap, a range electric cooker and stainless-steel hood, space and plumbing for a dishwasher, space for a fridge-freezer, telephone point, smoke alarm.



Utility Room 7'7 x 6'3

DG window to side, tiled flooring, space and plumbing for a washing machine, space for tumble drier, substantial storage space.

Living Room 16'7 x 13'3

DG windows and doors into the rear garden, carpeted flooring, 2 radiators, TV point,



From the Entrance Hall, stairs up to:

1st Floor Landing

Laminate flooring, radiator, window to side, smoke alarm, access to loft (boarded with a roof light window), storage cupboard, doors into:

Bedroom 1 11'0 x 13'0

DG window to rear, laminate flooring, radiator.



Bedroom 2 7'8 x 11'7

Laminate flooring, DG window to rear, radiator.



Bedroom 3 8'3 x 6'8

Laminate flooring, DG window to rear, radiator.



Bathroom 6'8 x 5'7

Tiled walls, 3-piece suite comprising low level WC, washbasin, a bath with shower and shower screen, and a DG frosted window to front.

Outside

To front

Secure, off-road parking for several vehicles, accessed via double timber gates and secured with walls and fencing, side access gate.

To rear

South-facing, good size garden laid to lawn with a slabbed patio, surrounded by walls and fences. Side access gate.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All sizes are approximate.

EPC on order.