

26 The Mint
Frome BA11 3DH

Monthly Rental Of £1,300





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Three bedroom end of terraced house

PVCu double glazing

Enclosed rear garden

Unfurnished

Situated within easy reach of the town centre

Gas central heating

On road parking

Available early December

This three bedroom end of terraced house, is situated within easy reach of Frome town centre. The property benefits from PVCu double glazing, gas central heating, and an enclosed rear garden. Available early December, unfurnished.

The property comprises

Ground Floor

Porch
With PVCu double glazed front door, tiled flooring and obscured PVCu double glazed windows to both sides.

Hall
With wood laminate flooring, double panel radiator, storage cupboard and stairs to the first floor.

Shower Room
With low level w.c, hand basin with vanity unit, walk in shower, radiator and obscured PVCu double glazed window to the front.

Kitchen *9' 0" x 11' 3" (2.75m x 3.44m)*
With a range of eye level and base units, rolled edge worktops with tiled splashbacks, integrated oven and four ring gas hob with extractor fan over, sink/drainer, space for fridge and washing machine, radiator and PVCu double glazed window to the rear.

Utility *9' 7" x 4' 2" (2.91m x 1.26m)*
Space for fridge/freezer and tumble dryer, double panel radiator, PVCu double glazed window to the side and PVCu double glazed back door.

Lounge/Diner *20' 9" x 11' 11" (6.32m x 3.64m) max*
With wood laminate flooring, radiator, television point, PVCu double glazed window to the front and PVCu double glazed sliding doors to the conservatory.

Conservatory
Of PVCu double glazed construction with french doors to the garden.

First Floor

Landing

Bedroom 1 *10' 6" x 12' 7" (3.20m x 3.84m)*
With radiator, built in wardrobe and PVCu double glazed window to the rear.

Bedroom 2 *10' 0" x 10' 6" (3.06m x 3.19m)*
With radiator and PVCu double glazed window to the front.

Bedroom 3 *9' 1" x 8' 10" (2.77m x 2.69m) max*
With radiator and PVCu double glazed window to the rear.

Bathroom
With white suite comprising bath with mains shower over, low level w.c, pedestal hand basin, fully tiled walls, radiator and obscured PVCu double glazed window to the front.

Externally

To the rear
Enclosed rear garden laid to artificial lawn and patio with gate to rear.

Council tax
The property is in council tax band B.

Energy Performance
The current EPC rating is C (69)

Services
Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband
Ultrafast broadband is available (source - Ofcom)
Predicted maximum download speed - 10000Mbps

Mobile Phone Coverage
Outdoor coverage is good - source Ofcom.








Ground Floor
Approx. 58.4 sq. metres (628.4 sq. feet)
Utility
Conservatory
Kitchen
Lounge/Diner
Hall
Shower Room
Porch
First Floor
Approx. 43.1 sq. metres (463.6 sq. feet)
Bedroom 3
Bedroom 1
Landing
Bedroom 2
Bathroom
Total area: approx. 101.5 sq. metres (1092.1 sq. feet)