



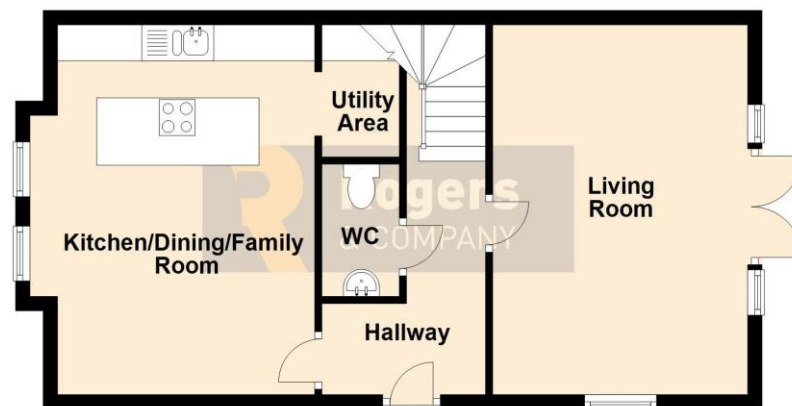
Newbury Cottage
Anchor Road
Coleford
Somerset
BA3 5PG

Guide Price £345,000

An exciting opportunity to purchase this attractive, new build, three bedroom detached home. Situated in the center of this popular Mendip village within walking distance of local stores, primary schooling, doctors surgery and bus stops. The house is part of a redevelopment of a local garage to form a convenience store and this detached family home. The accommodation comprises of a very smart kitchen/family/dining room with a utility area, WC and a sensible sized living room. The first floor has the main bedroom with an en-suite shower room, two further bedrooms and family bathroom. Everything you would expect from a new house with the latest gas fired combination boiler, double glazed windows and doors and insulation, enabling energy usage to be a minimum. Outside there are gardens to the side and leading round to the rear with an additional area of uncultivated, sloping land measuring a maximum of 88ft x 85ft

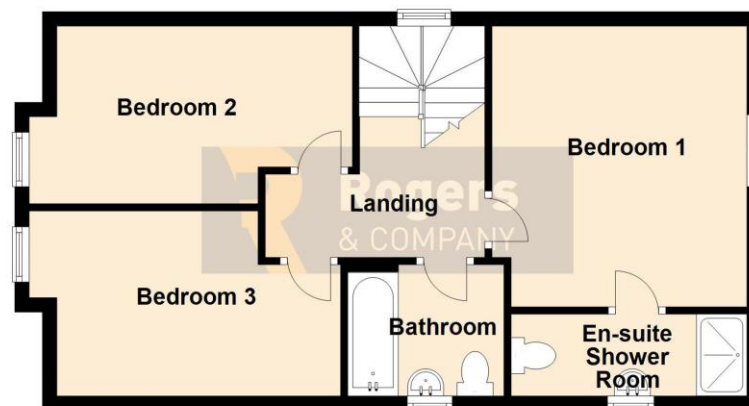
Ground Floor

Approx. 540.5 sq. feet



First Floor

Approx. 540.5 sq. feet



Total area: approx. 1081.1 sq. feet

This floor plan is a guide only
Plan produced using PlanUp.

Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 1081 SQFT Brand New Build House
- Detached Family Home
- Three Bedrooms
- Rare Benefit Of Additional (Uncultivated) Parcel Of Land Approximately 540sqm (5800sqft)
- En-Suite Shower Room, Family Bathroom & Downstairs WC
- Kitchen/Family/Dining Room
- Living Room With Patio Doors Into The Garden
- Paved Driveway Parking
- Manageable Gardens To Side & Rear
- 10 Year New Build Structural Warranty

- Living Room 16' 10" (5.13m) x 11' 7" (3.53m)
- Kitchen/Dining/Family Room 16' 10" (5.13m) x 11' 9" (3.58m)
- Bedroom One 12' 9" (3.89m) x 11' 7" (3.53m)
- En-Suite Shower Room 10' 6" (3.2m) x 3' 7" (1.09m)
- Bedroom Two 13' 5" (4.09m) x 8' 2" (2.49m)
- Bedroom Three 13' 3" (4.04m) x 8' 2" (2.49m)
- Family Bathroom 7' 1" (2.16m) x 5' 10" (1.78m)



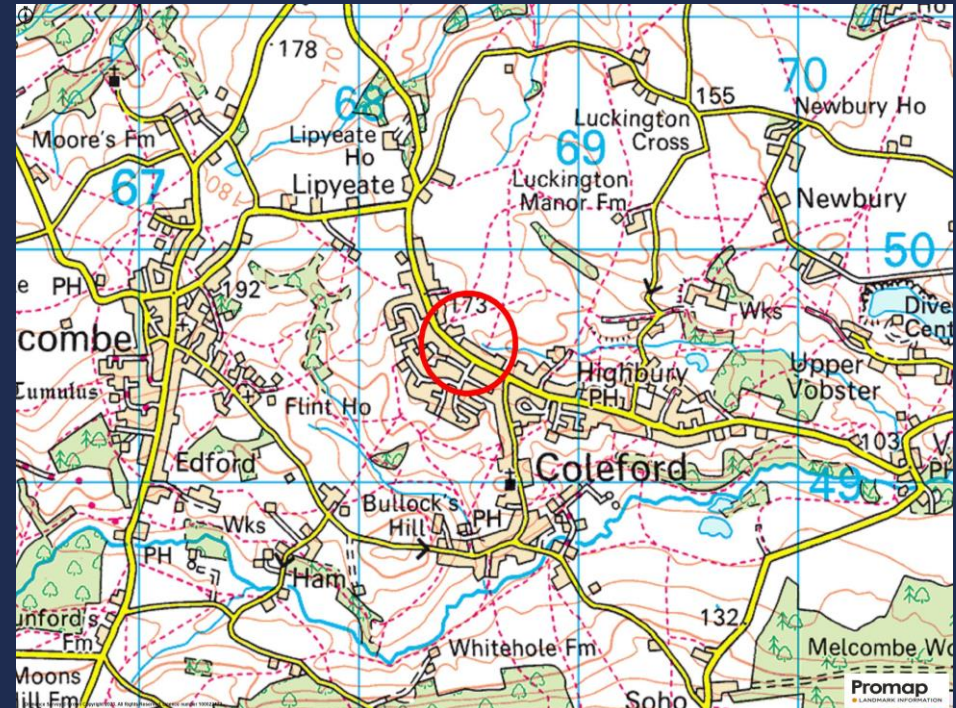


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The tenure is freehold. The additional land area shaded in blue on the map is listed as amenity space. Any potential purchasers are advised to seek their own advice with regards to how the additional land can be used or how it can be bordered etc.

All Main services are connected.

The council tax band is TBC



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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