

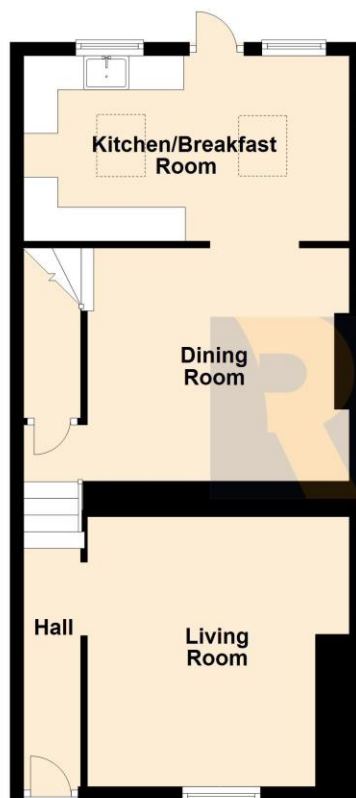


10 New Buildings Frome Somerset BA11 1PB

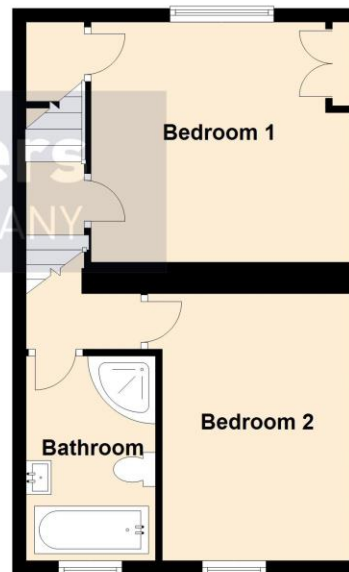
Guide Price £310,000

A beautiful Stone cottage that has been the subject of considerable improvement in recent years with a lovely kitchen/breakfast room and an extension at the rear of the house with a door leading out to the very pleasant rear garden. The home benefits from an entrance hallway (normally not something you'd find in cottages like this), the living room has an inglenook fireplace with inset woodburning stove. There are a couple of steps leading down to the dining room with the staircase and doorway into the kitchen/breakfast room, this in turn takes you out to the rear garden. The first floor is split level with the main bedroom at the rear of the house with a sensible sized second bedroom and the large bathroom at the front. The house has a gas fired central heating system with double glazed sash windows at the front.

Ground Floor
Approx. 51.6 sq. metres (555.0 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 89.6 sq. metres (964.0 sq. feet)

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

Rogers
& COMPANY

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.



- 964 Sqft Period Cottage
- Located In The Sought Ater New Buildings
- Extended On The Ground Floor
- Living Room With Inglenook Fireplace & Woodburning Stove
- Dining Room
- Kitchen/Breakfast Room Leading Out To The Garden
- Two Double Bedrooms
- Generous Four Piece Bathroom
- Pretty Enclosed Rear Garden
- No Onward Chain

- Living Room 12' 8" (3.86m) x 13' 0" (3.96m)
- Dining Room 15' 11" (4.85m) reducing to 13' 0" (3.96m) x 10' 11" (3.33m)
- Kitchen/Breakfast Room 15' 4" (4.67m) x 8' 11" (2.72m)
- Bedroom One 12' 3" (3.73m) x 10' 10" (3.3m)
- Bedroom Two 14' 5" (4.39m) x 8' 3" (2.51m)
- Bathroom 9' 11" (3.02m) x 6' 3" (1.9m)



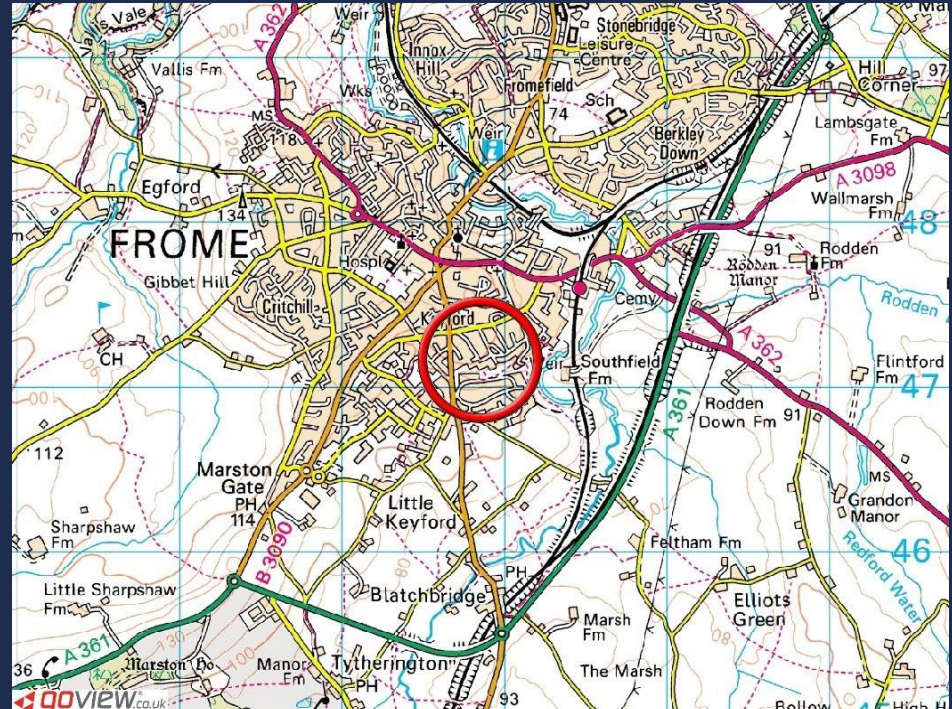
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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The Tenure is freehold

All main Services Are Connected

The Council Tax Band is B and is charged at £1,736.04 for 2023/24



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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