



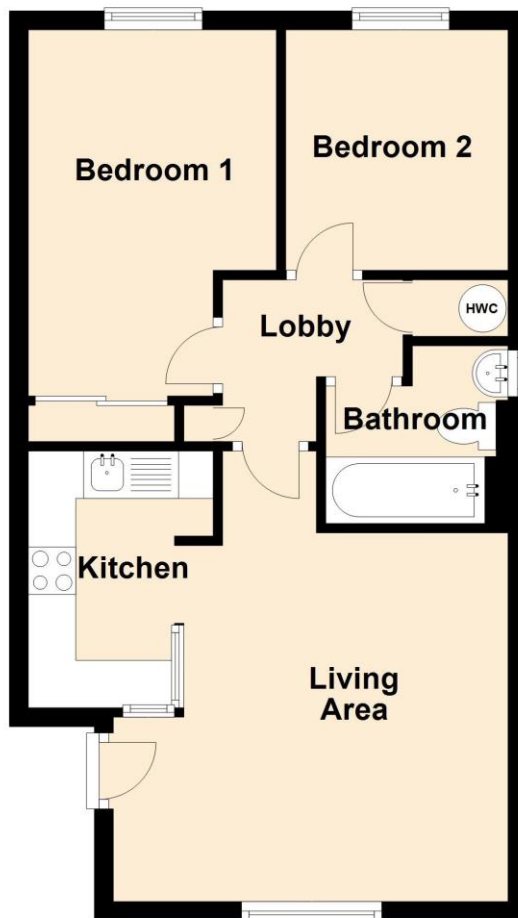
14 Weavers Court Frome BA11 4EJ

Guide Price £179,950

Built in the early 90's and of the larger design, this well maintained two bedroom, self-contained apartment is offered for sale with no onward chain. Located at the rear of this quiet development with two allocated parking spaces the interior has been updated during the owners tenure and has the benefit of modern double glazing too. As you approach the development the door leads you immediately into the lobby with stairs up to the first floor, the living area is at the front with the modern fitted kitchen area and a door into the inner lobby. There are two cupboards, one housing the pressurised hot water cylinder, the other a cloaks hanging space, The main bedroom has a fitted wardrobe, the second, a decent single, The bathroom is modern with a shower over the bath and a window!

First Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 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.



- 480Sqft First Floor Apartment
- Purpose Built & Self-Contained With Its Own Front Door
- Larger Design With Two Allocated Parking Spaces
- Block & Beam Construction, Great For Sound Insulation
- Open Plan Living & Kitchen Areas
- Two Sensible Bedrooms
- Plenty of Fitted Storage
- Modern White Bathroom Suite (With A Window)
- Electric Heating
- No Onward Chain

- Living Area 13' 8" (4.17m) max x 12' 9" (3.89m) average
- Kitchen Area 9' 6" (2.9m) x 5' 2" (1.57m) minimum
- Bedroom One 12' 8" (3.86m) x 8' 7" (2.62m)
- Bedroom Two 8' 4" (2.54m) x 7' 10" (2.39m)
- Bathroom 6' 4" (1.93m) x 6' 5" (1.96m)



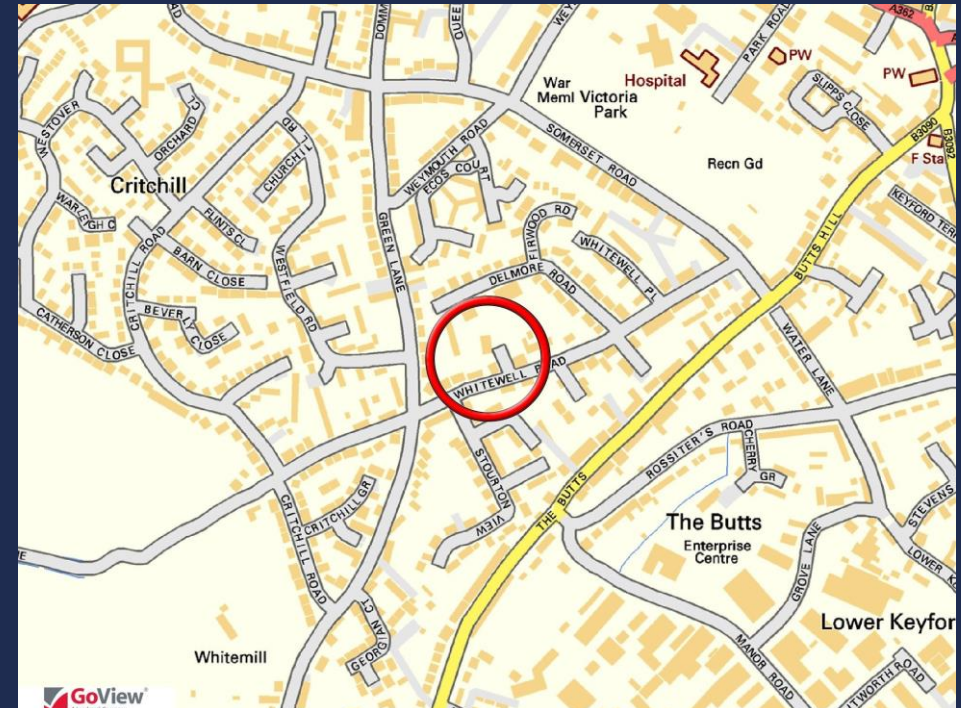
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is leasehold with a remainder of a 999 year lease. The annual Maintenance/service charge is £680per annum, payable bi-annually.

Electricity, Mains drainage and water are connected.

The Council Tax Band is A and is charged at £1592.08 for 2024/25



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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