



2 Hillside
Buckland Dinham
Nr Frome
BA11 2QP

Guide Price £275,000

With beautiful countryside views across the rear and a very pleasant decked seating area, this 1930's semi-detached house is offered for sale with no onward chain. Ready for you to add your own stamp on the interior with a coat of paint and some new carpets. The kitchen and bathroom are in good condition, with upvc double glazing and gas central heating throughout. The location of this place and the outlook at the back are what makes it. There are steps at the front with a graveled garden that slopes around the side and leads into the gently sloping rear lawn. Former residents of this house have parked, 100 yards away in the nearby Lower Street.



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.

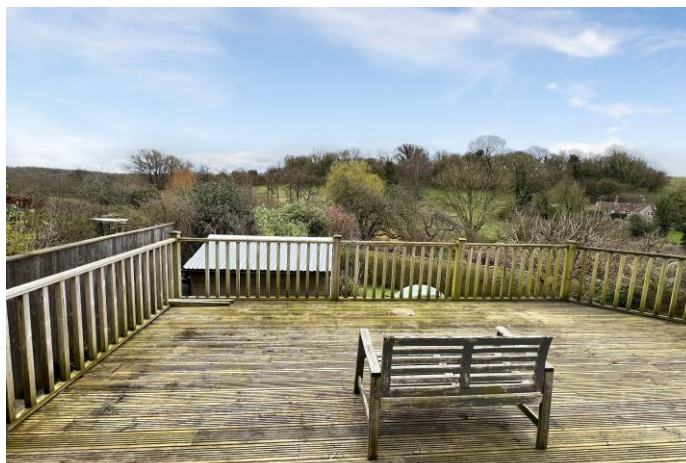
Commercial Sales and Leasing

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.



- 753Sqft 1930's Semi-Detached House
- Sought After Village On The Edge Of Countryside
- 3 Miles Outside Of Frome, Elevated From The Roadside
- Offered For Sale With No Onward Chain
- Living Room, Kitchen/Diner At The Rear
- Three Bedrooms
- Modern Bathroom
- Gas Central Heating & Double Glazed Windows & Doors
- Rear Decked Area Overlooking Fields & Woodland At The Rear
- Sloped Lawn Area, Shrubbery Area & Low Maintenance Frontage

- Living Room 14' 11" (4.55m) x 11' 3" (3.43m)
- Kitchen/Dining Room 18' 1" (5.51m) x 14' 0" (4.27m)
- Bedroom One 11' 2" (3.4m) x 9' 9" (2.97m)
- Bedroom Two 9' 9" (2.97m) x 8' 10" (2.69m)
- Bedroom Three 7' 11" (2.41m) x 7' 11" (2.41m)
- Bathroom 6' 6" (1.98m) x 5' 0" (1.52m)
- Rear Decking Area 24' 0" (7.32m) x 14' 0" (4.27m)



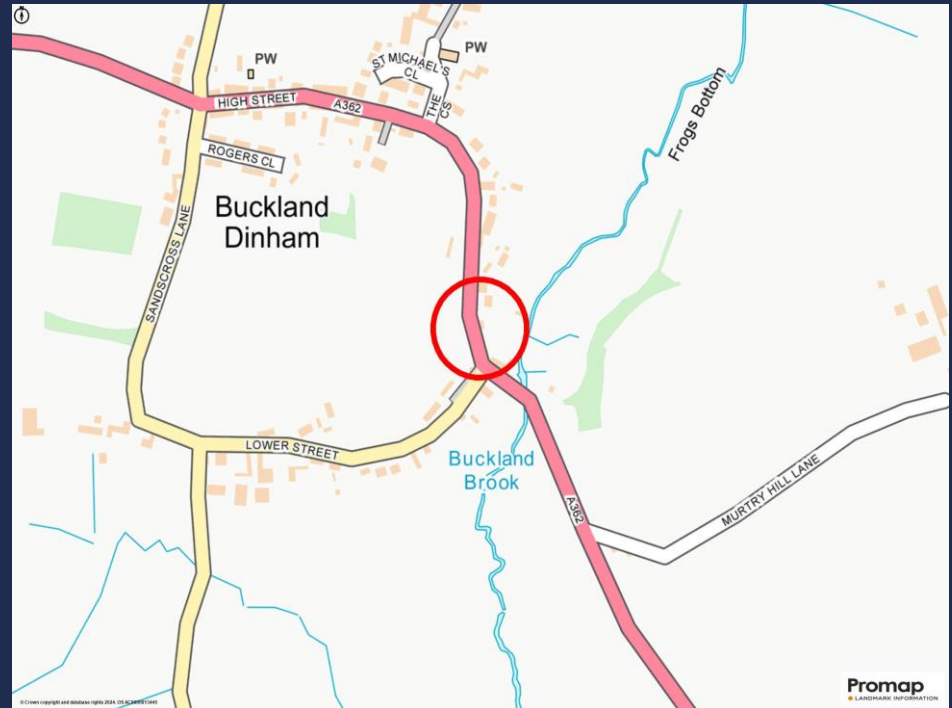
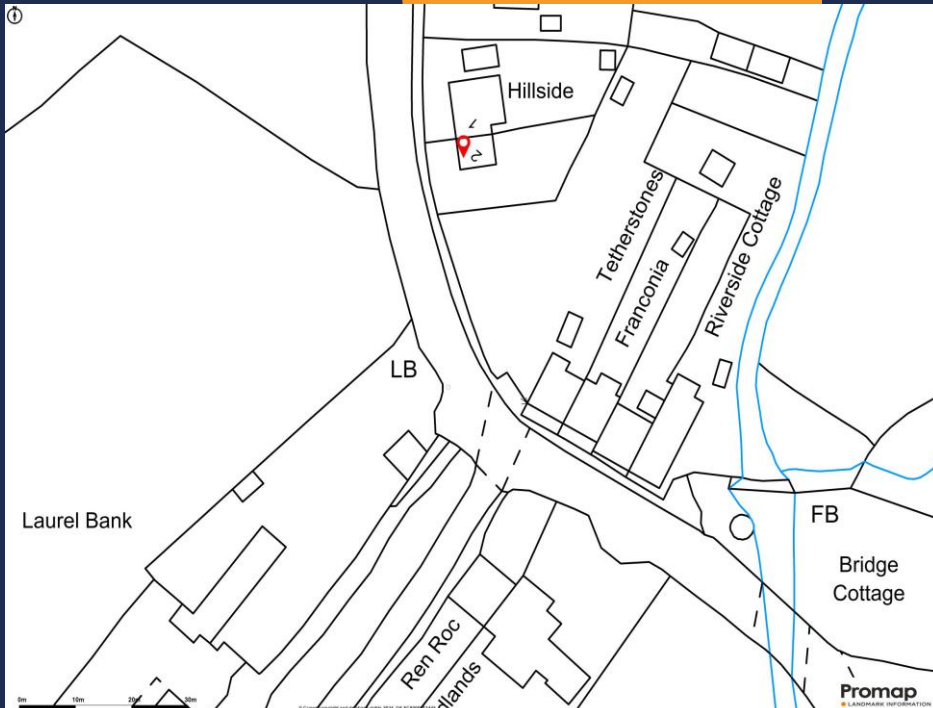
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	39 E	
21-38	F		
1-20	G		

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The Tenure Is Freehold

All Main Services Are Connected

The Council Tax Band Is B and is Charged At £1,605.29 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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