

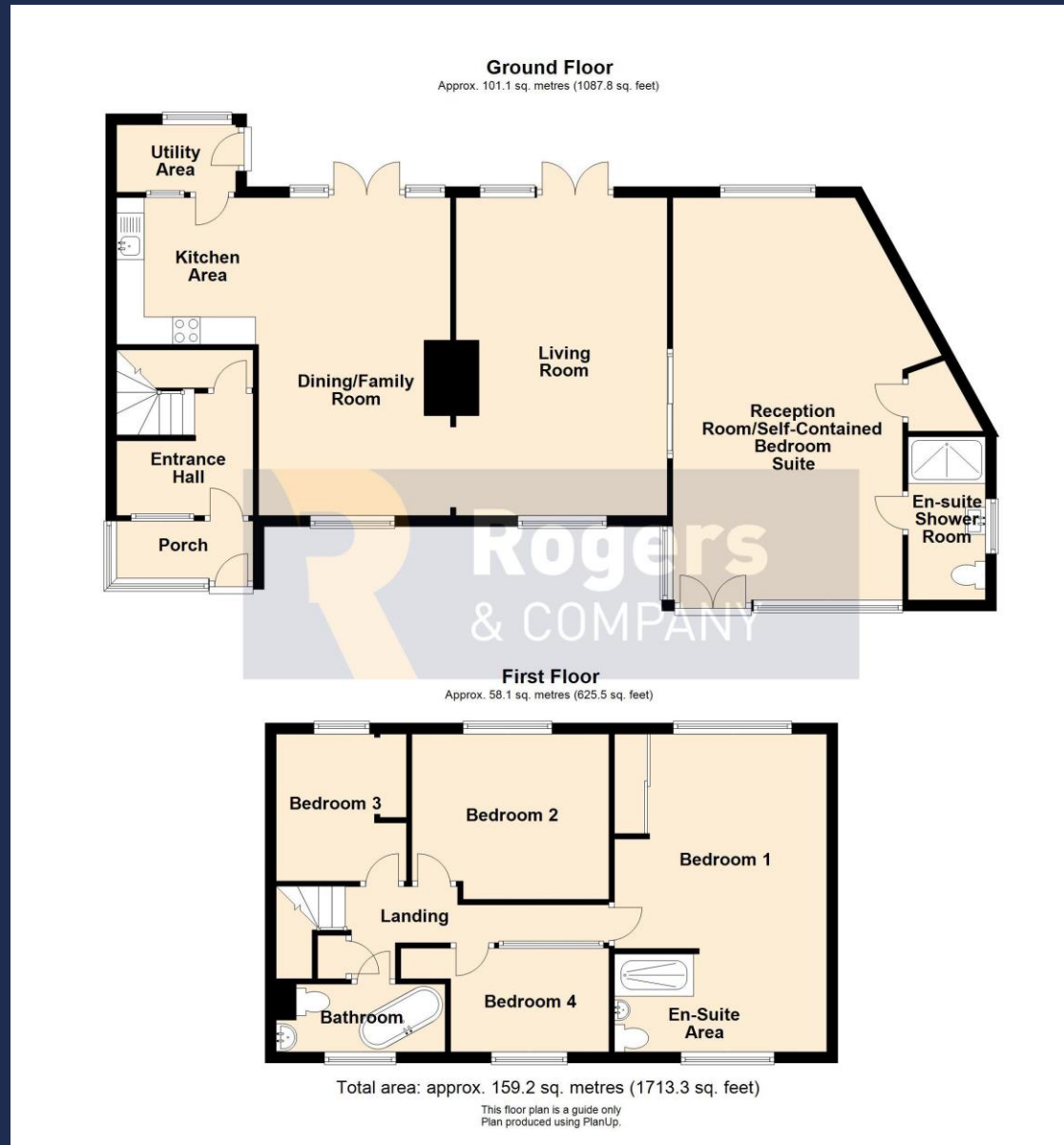




# 23 The Grove Frome BA11 4BP

## Guide Price £460,000

A completely unique, much improved and versatile house. Whether you are looking for multi-generational living or a sizeable property that has been the subject of considerable investment in recent years, coupled with an enormous plot, (mainly at the front) with scope to park a fleet of vehicles. The layout briefly comprises the entrance hallway with plenty of storage, this leads into the living/dining/family room with a modern fitted kitchen and plenty of dining and seating space. There are double doors out to the rear garden and a door into the utility room. The main living room is dual aspect with the central chimney and double doors into the additional reception/self-contained bedroom suite with its own shower room. The first floor has four bedrooms with an en-suite shower area. Externally there is an easy maintenance rear garden laid to composite decking with covered areas, pond and large workshop. The front has a huge lawn and gated driveway for multiple vehicles.



### 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.*

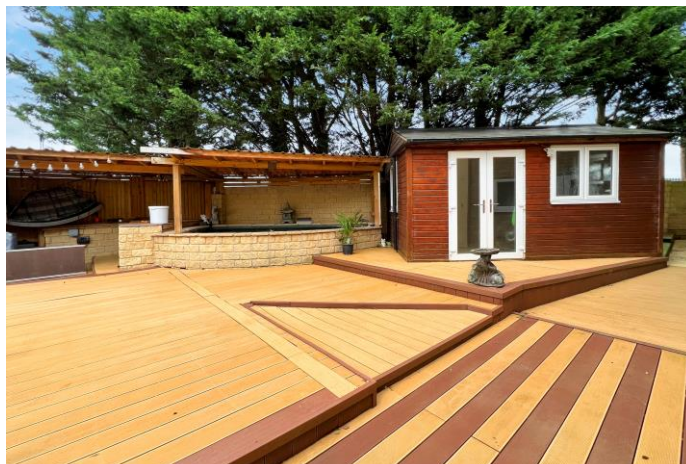
### Commercial Sales and Leasing

*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.*



- 1713Sqft End Terrace House
- Sizeable Corner Plot
- At The End Of A Small Cul-De-Sac
- Southern Outskirts Of Town
- Four Bedrooms, Main En-Suite Shower Area
- Large Kitchen/Dining/Family Room
- Dual Aspect Living Room
- Large Ground Floor Reception/Possible Self-Contained Bedroom Suite
- Large Front Garden and Ample Driveway Parking
- Solar Panels (Held On Lease) Gas Central Heating & Air-Conditioning

- Dining/Family Room 19' 0" (5.79m) x 11' 6" (3.51m)
- Kitchen Area 9' 6" (2.9m) x 8' 10" (2.69m)
- Utility Room 6' 7" (2.01m) x 4' 0" (1.22m)
- Living Room 19' 2" (5.84m) x 12' 8" (3.86m)
- Reception 21' 1" (6.43m) x 13' 9" (4.19m)
- Bedroom One 19' 2" (5.84m) x 12' 5" (3.78m) inc En-Suite Area
- Bedroom Two 11' 8" (3.56m) x 9' 10" (3m)
- Bedroom Three 8' 10" (2.69m) x 8' 8" (2.64m)
- Bedroom Four 9' 4" (2.84m) x 6' 5" (1.96m)
- Bathroom 11' 5" (3.48m) x 4' 8" (1.42m)
- Workshop 14' 2" (4.32m) x 9' 9" (2.97m)





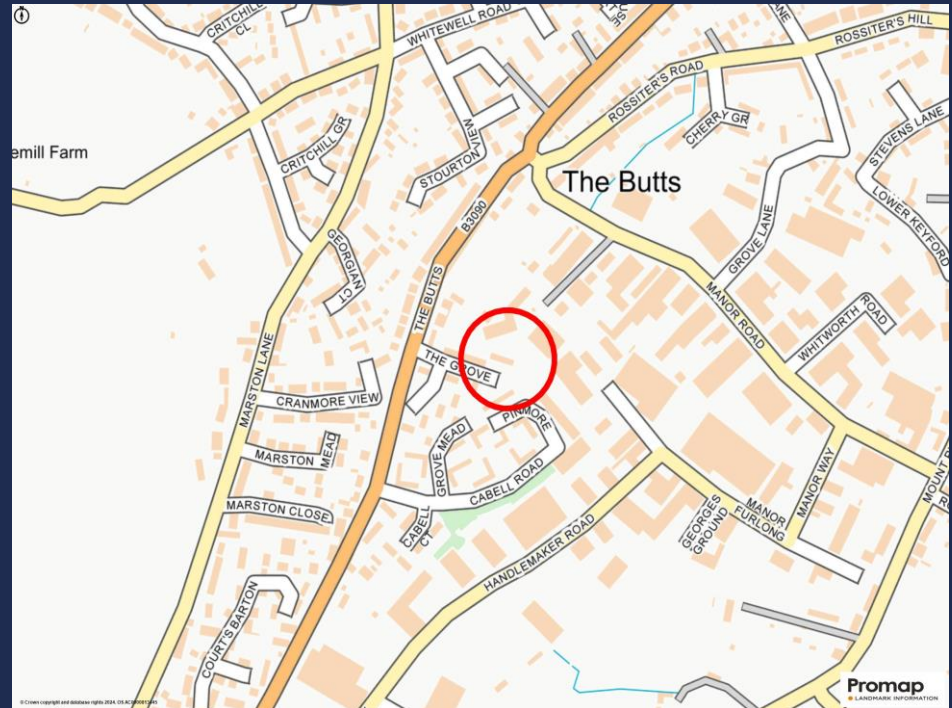
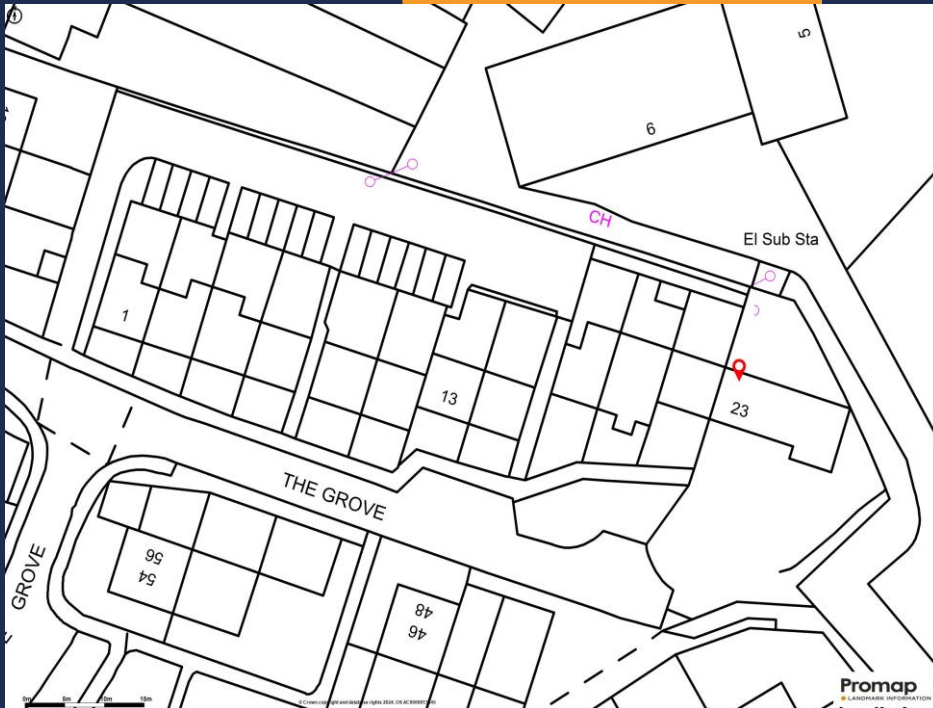
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold, the solar PV panels are on a lease agreement.

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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