





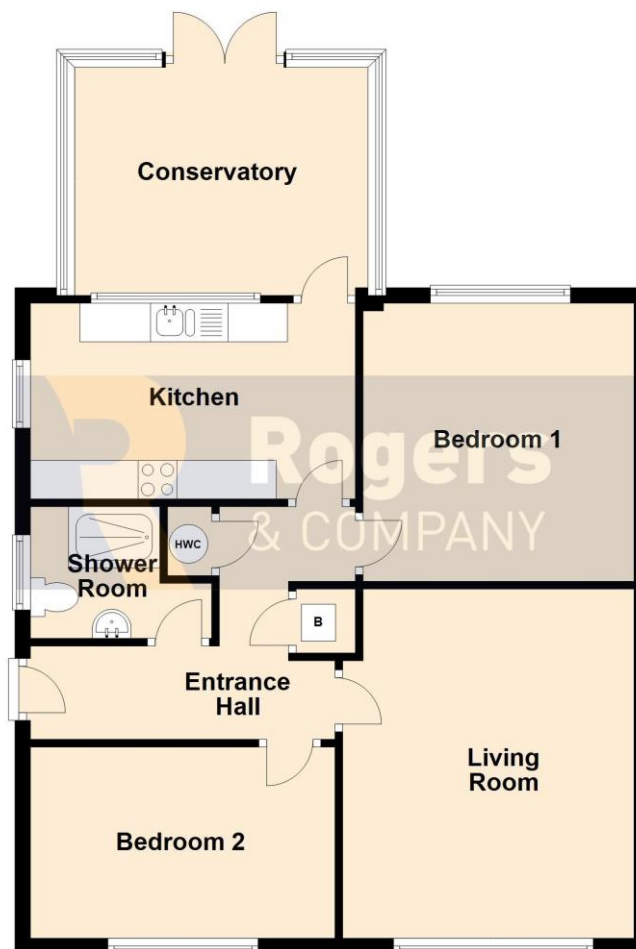
## 67 Westover Frome BA11 4HS

### Guide Price £315,000

Situated on the sought after Critchill estate, just a short walk from the local shops, close to schools (so you are easily on hand to collect the grandkids). The bungalow is in good condition with two bedrooms, a Living room with its picture window enabling you to watch the world go by at the front. The kitchen has got plenty of fitted units with the conservatory beyond overlooking the garden. The shower room has got a modern white suite. There is a gas fired central heating system and upvc double glazed windows throughout. An easy maintenance front garden, and driveway on the side leading to the single garage. The rear garden has a pleasant lawn area with plenty of raised patio seating area, backing onto bungalows, the garden offers a good degree of privacy. There is no onward chain.

#### Ground Floor

Approx. 75.6 sq. metres (813.5 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 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.*



- 813sqft Semi-Detached Bungalow
- Sought After Critchill Estate
- Close To Amenities
- Living Room With Picture Window
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Enclosed Garden, Driveway Parking & Single Garage
- Gas Central Heating & Double Glazing Throughout
- No Onward Chain

- Living Room 14' 6" (4.42m) x 12' 4" (3.76m)
- Kitchen 13' 1" (3.99m) x 7' 8" (2.34m)
- Bedroom One 12' 2" (3.71m) x 11' 5" (3.48m)
- Bedroom Two 12' 11" (3.94m) x 8' 1" (2.46m)
- Shower Room 7' 8" (2.34m) x 5' 7" (1.7m)
- Conservatory 12' 5" (3.78m) x 9' 8" (2.95m)





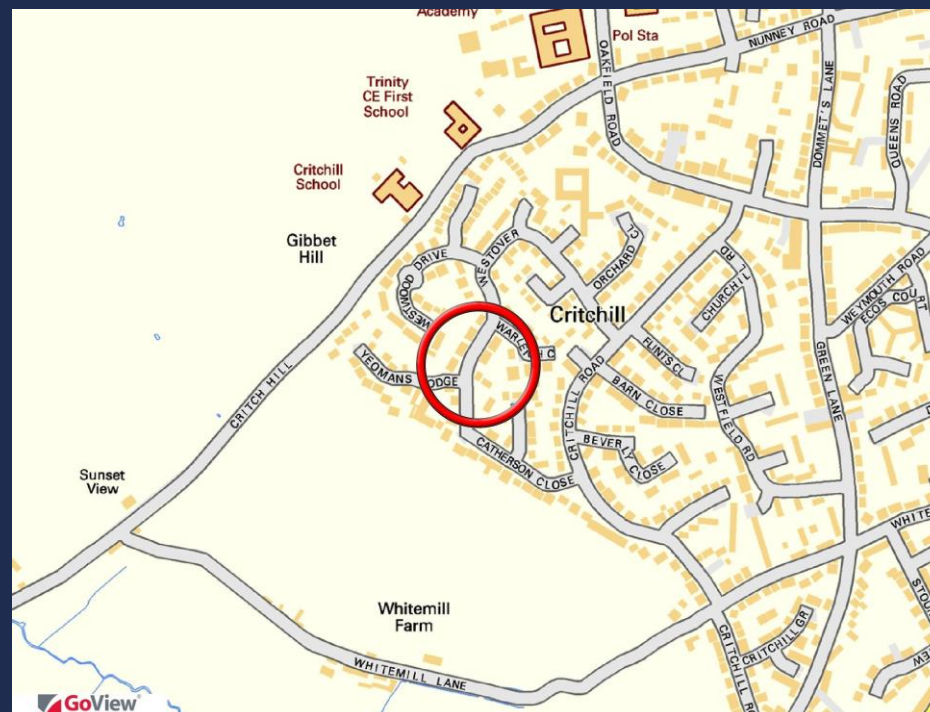
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

67 Westover  
Frome  
BA11 4HS

The tenure is freehold

All Main Services are connected

The Council Tax Band is C and is charged at £1,984.07 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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