



27 Ashtree Road
Frome
BA11 2SE

Guide Price £295,000

A bright, spacious and newly updated family home, set back from the no through road in a quiet little pedestrianised cul-de-sac. The accommodation has a brand new kitchen and bathroom, along with redecoration and floor coverings throughout. The largest (original) design that Kent Homes built on the Stonebridge development which now has a large reception room (this used to be two separate rooms and could easily go back) the kitchen is a stylish, modern layout with a range of built in appliances. The first floor has three double bedrooms along with a contemporary bathroom suite with a shower bath, WC and inset basin. The central heating is run from a modern Worcester boiler with a hot water cylinder in the airing cupboard in bedroom one. Outside there is a single garage in a nearby block with a driveway parking space in-front. This leads around to the side and the path that takes you to this house.

Ground Floor
Approx. 484.7 sq. feet



First Floor
Approx. 437.4 sq. feet



Total area: approx. 922.1 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.



- 922Sqft Stylish Renovated House
- Quiet, Pedestrianised Cul-de-sac on The Stonebridge Development
- Brand New Kitchen & Bathroom Fittings
- Newly Decorated With New Floor Coverings Throughout
- Modern Gas Fired Central Heating Boiler
- Downstairs WC
- Single Garage & Driveway Parking
- Double Glazed Windows & Doors
- Enclosed Courtyard Garden & Low Maintenance
- No Onward Chain

- Living Room 23' 10" (7.26m) x 9' 11" (3.02m)
- Kitchen/Dining Room 14' 11" (4.55m) x 10' 9" (3.28m)
- Bedroom One 12' 3" (3.73m) x 10' 0" (3.05m)
- Bedroom Two 10' 1" (3.07m) max x 11' 3" (3.43m) max
- Bedroom Three 10' 9" (3.28m) x 8' 1" (2.46m)
- Bathroom 7' 5" (2.26m) x 6' 7" (2.01m)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 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 Freehold.

All Main services are connected.

The Council Tax Band is C and is charged at £2,122.78 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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