



71 Wedmore Close Frome BA11 2YA

Guide Price £199,950

Located in the corner of a sought after cul-de-sac on the bath side of town. Offered for sale with no onward chain, this well presented one bedroom house has a gas fired central heating system and double glazing along with tandem allocated parking spaces. This freehold house has the garden directly adjoining the property with a window overlooking it and the ability to open this up and install patio doors. The front door leads into the entrance hallway with plenty of understairs storage space, the kitchen with plenty of fitted cupboards, a gas fired combination boiler and the door to the Living room. This room has the stairs to the first floor with a window and storage on the landing, the generous bathroom, again with storage, and the decent double bedroom. Outside is a lovely rear garden, currently accessed from the pathway that leads to the front door. There is two allocated parking space at the front (in the row of four)

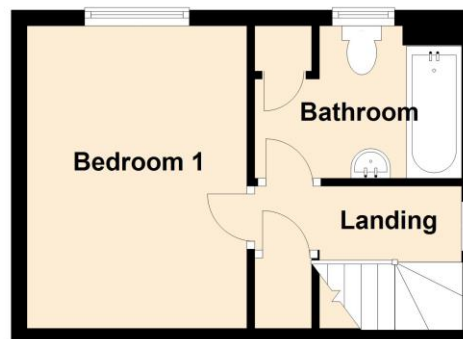
Ground Floor

Approx. 21.2 sq. metres (228.3 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.3 sq. feet)



Total area: approx. 42.4 sq. metres (456.5 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.



- 456Sqft Freehold House
- 'Corner Terrace' In A little Known Spot
- Close To Shops, Leisure Centre, Health Centre & Hospital
- Entrance Hallway
- Kitchen
- Living Room
- Bathroom
- Double Bedroom
- Gas Fired Central Heating & Double Glazing
- Attached Garden & Allocated Parking

- Kitchen 9' 8" (2.95m) x 8' 4" (2.54m)
- Living Room 12' 9" (3.89m) x 8' 2" (2.49m)
- Bedroom One 12' 9" (3.89m) x 9' 5" (2.87m)
- Bathroom 8' 10" (2.69m) max x 6' 3" (1.9m)



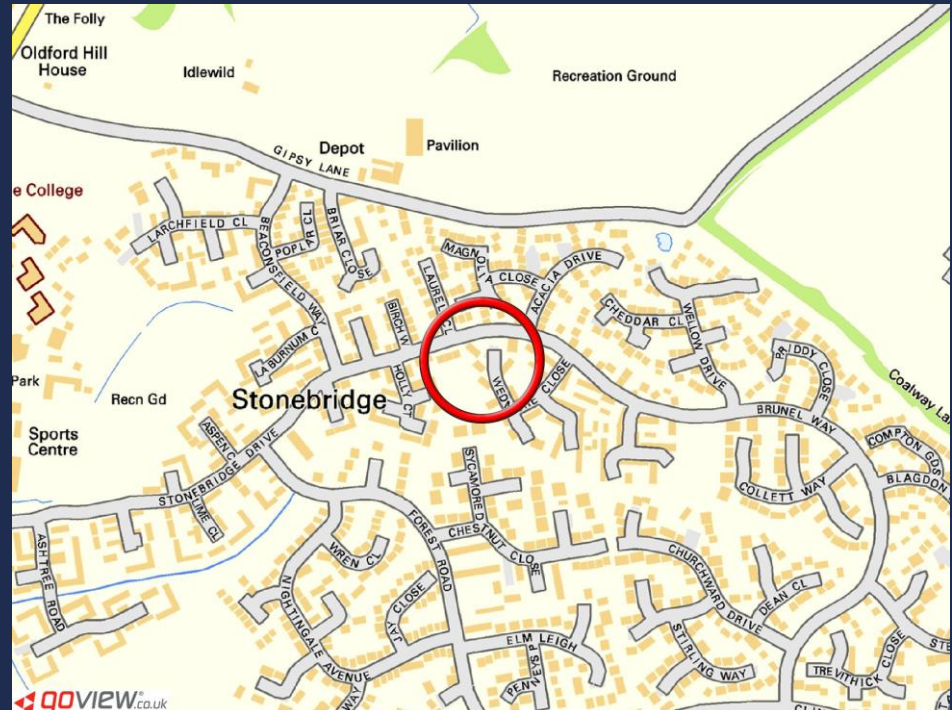


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The Tenure Is Freehold

All Main Services Are Connected

The Council Tax Band is A and is charged at £1,592.08 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.

24 Bath Street, Frome, Somerset, BA11 1DJ
T 01373 454 335
E info@rogersandcompany.co.uk
rogersandcompany.co.uk

