



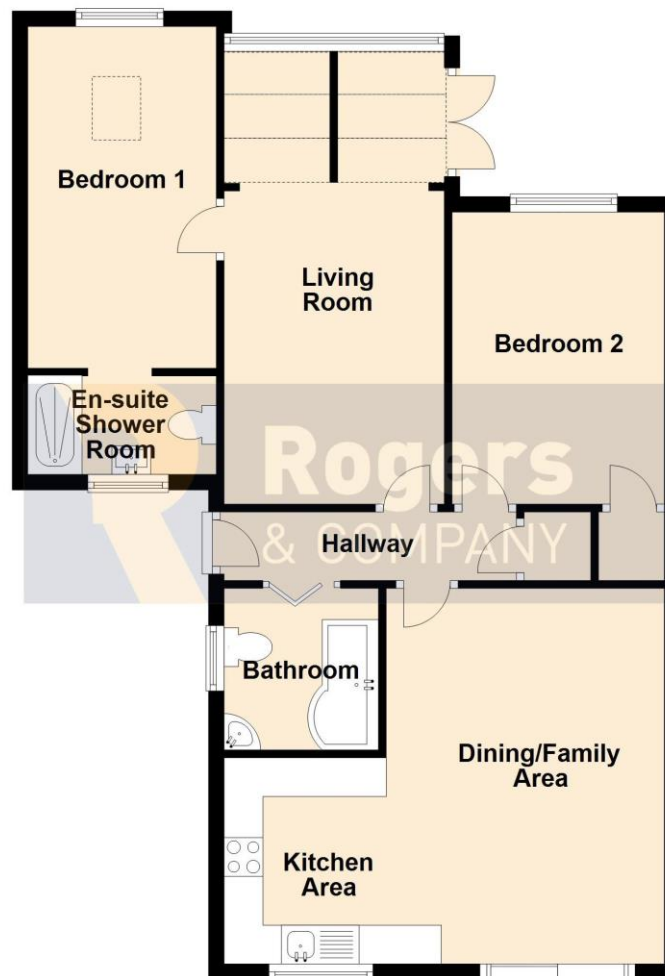
20 Castle View Westbury BA13 3HR

Guide Price £250,000

A smart two bedroom semi-detached bungalow set in an elevated position with views over rooftops at the front. The accommodation has been extended at the side and the rear. Stylishly presented throughout with a large kitchen/dining/family room at the front along with a set of sliding patio doors out to the front and a raised decking area. There are two double bedrooms, the main benefitting from an en-suite shower room, the extended living room is at the rear with double doors out to the rear garden with plenty of decked seating areas, a garden shed and summerhouse. There is a family Bathroom in addition to double glazing throughout and a modern gas fired combination boiler.

Ground Floor

Approx. 75.4 sq. metres (811.3 sq. feet)



Total area: approx. 75.4 sq. metres (811.3 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.



- 811sqft Semi-Detached Bungalow
- Popular Location With Views At The Front
- Extended Accommodation
- Two Large Double Bedrooms, One With En-Suite Shower Room
- Large Kitchen/Dining/Family Room
- Extended Living Room
- Family Bathroom
- Immaculate Tiered Rear Garden
- Double Glazed Throughout & Modern Gas Fired Central Heating
- Driveway Parking

- Dining/Family Area 15' 11" (4.85m) x 11' 8" (3.56m)
- Kitchen Area 8' 9" (2.67m) x 6' 9" (2.06m)
- Bedroom Two 11' 10" (3.61m) x 8' 2" (2.49m)
- Living Room 19' 2" (5.84m) x 9' 1" (2.77m)
- Bedroom One 14' 5" (4.39m) x 8' 0" (2.44m)
- En-Suite Shower 8' 9" (2.67m) x 4' 2" (1.27m)
- Bathroom 6' 8" (2.03m) x 5' 6" (1.68m)



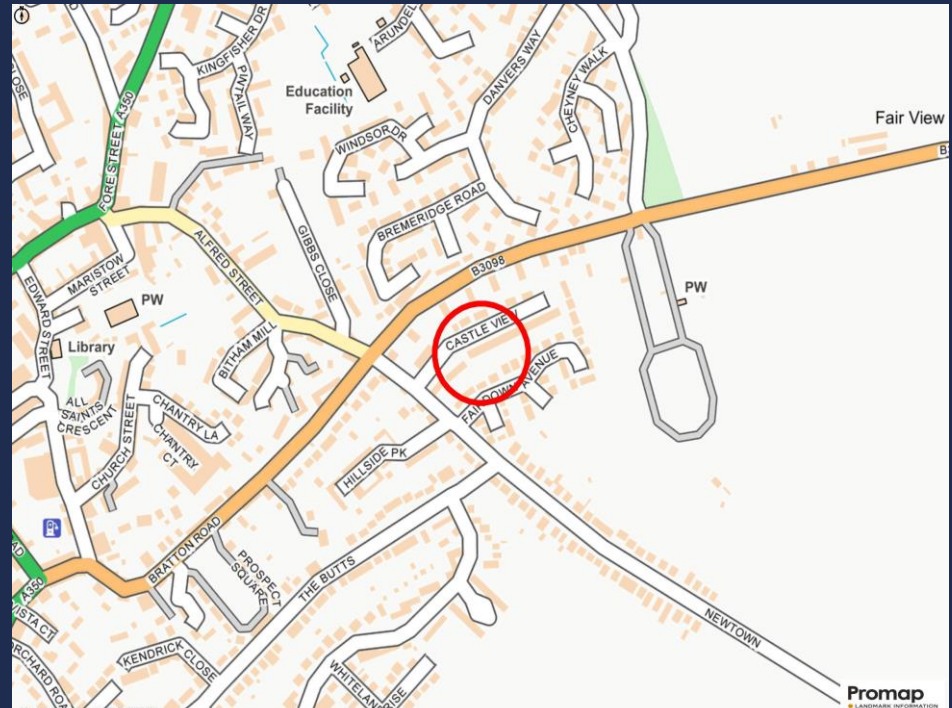
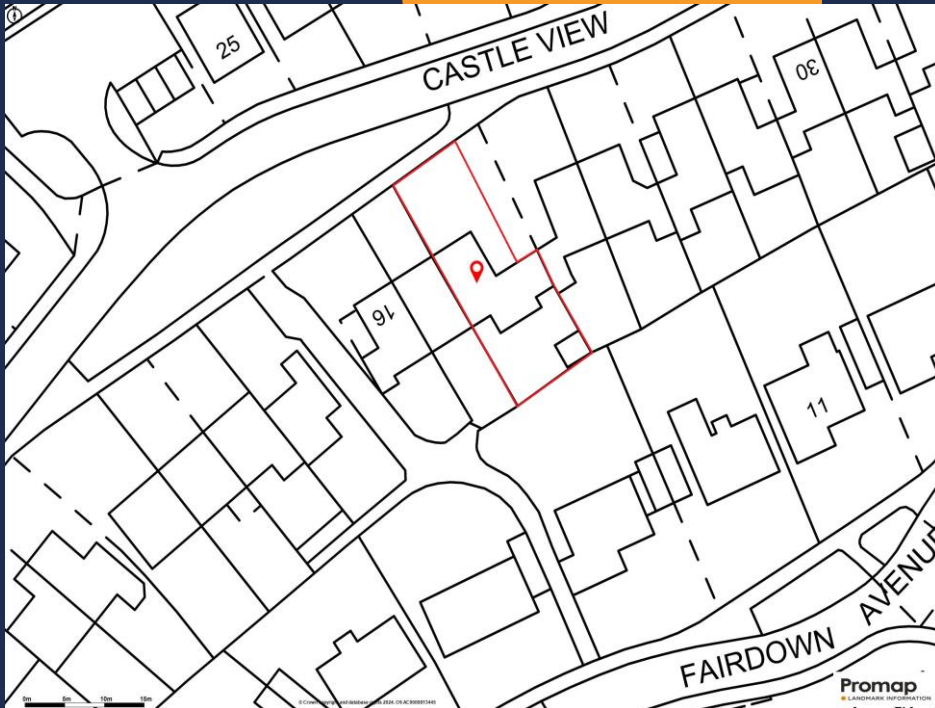
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is freehold

All main services are connected

The Council Tax Band is B and is charged at £1,782.01 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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