

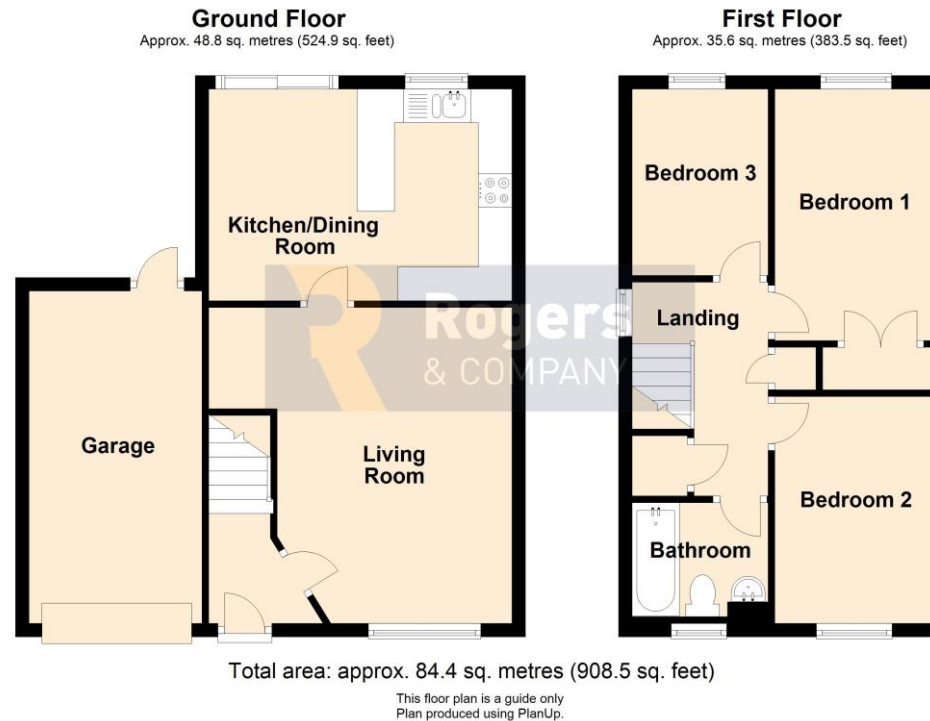




# 29 Cabell Court Frome BA11 4BX

OIEO £285,000

A three bedroom end terrace house situated in the small popular cul-de-sac on the southern outskirts of town within walking distance of Sainsburys and Wessex fields. The house has a driveway at the front with parking, shingled garden and the garage. The house is accessed via the entrance lobby with stairs to the first floor and a door into the living room. The kitchen dining room is at the rear with sliding patio doors into the rear garden. The first floor has got two double bedrooms and a single third. The bathroom has a modern white suite with a window too. There are double glazed windows and doors along with a full gas fired central heating system. Vendor Suited.



## 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.*



- 908Sqft End Terrace House
- Popular Little Cul-De-Sac
- Close To Wessex Fields
- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Family Bathroom
- Garage On The Side With Driveway
- Enclosed Garden
- Gas Central Heating & Double Glazed Windows

- Living Room 15'4" x 11'10" average (4.69m x 3.35m)
- Kitchen/Diner 14'9" x 10'4" (4.26m x 3.18m)
- Bedroom One 12'1" x 8'0" (3.70m x 2.44m)
- Bedroom Two 11'1" x 8'0" (3.38m x 2.44m)
- Bedroom Three 9'1" x 6'7" (2.78m x 2.05m)
- Bathroom 6'1" x 5'6" (1.87m x 1.72m)
- Garage 16'8" x 8'5" (5.13m x 2.60m)





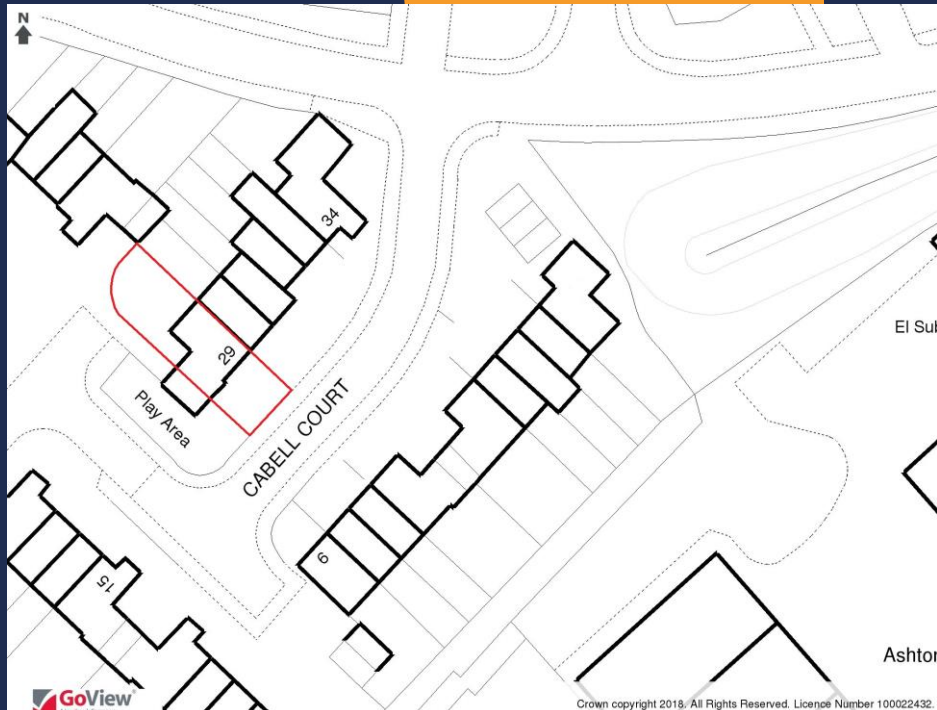


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The tenure is freehold

All Mains Services Are Connected

The Council Tax Is Band C And Is Charged At £1,984.07



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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