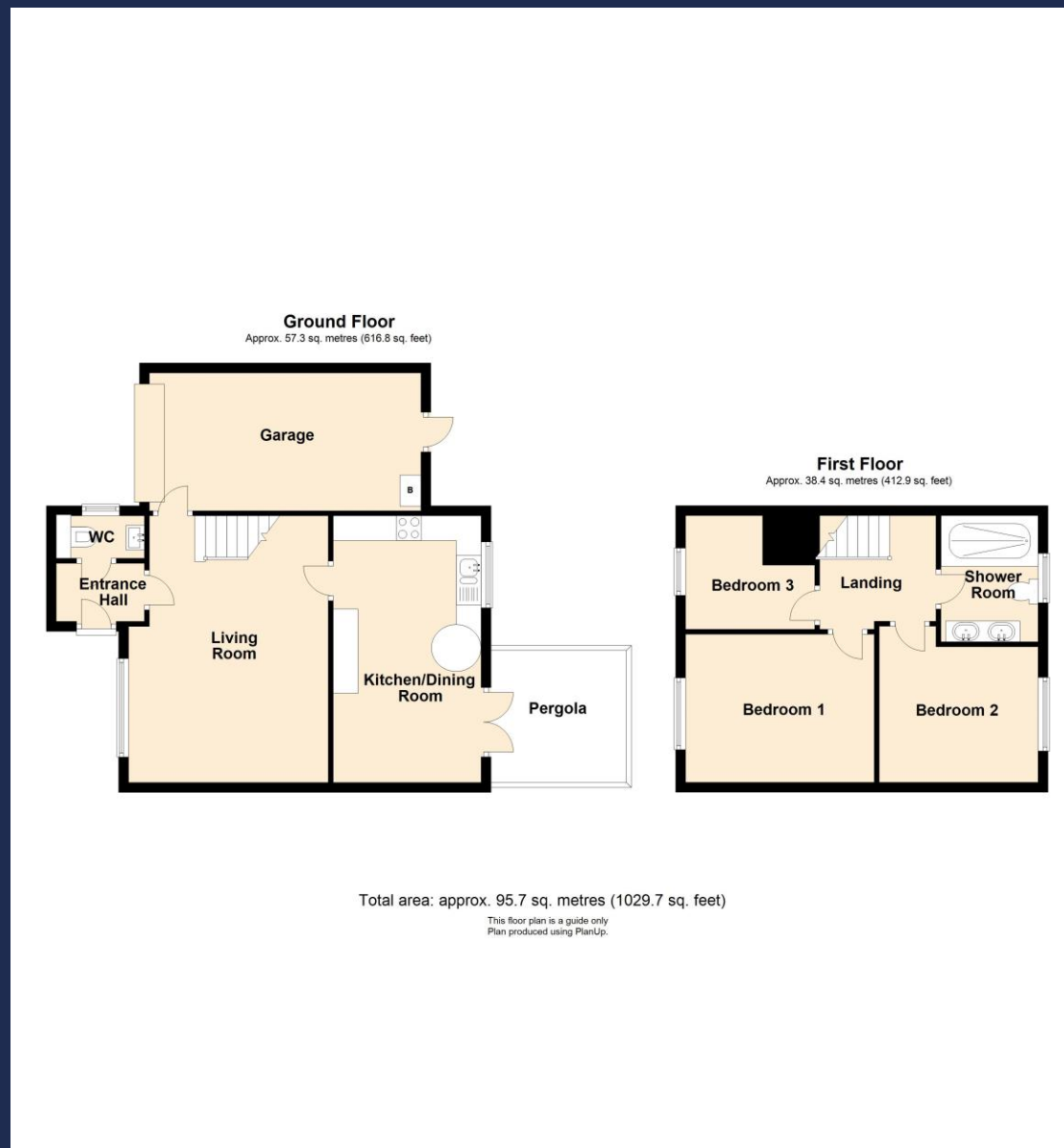




31 Stonebridge Drive Frome BA11 2TN

Guide Price £399,950

Built in 2006 of a style in keeping with its surroundings is this immaculate, high end three bedroom detached house. The current owners have taken what was already a good house and made it even better. The kitchen is contemporary in style with plenty of fitted appliances, there is a circular breakfast bar in addition to ample space for a table. The double doors lead out to a covered seating area in the garden. The living room is at the front with the stairs and a door into the garage. Back by the front door is the obvious entrance hallway with the modernised downstairs WC. Upstairs there are two double bedrooms with the third having a built in bed, a lavish family shower room with twin sinks and a luxury shower along with a fixed ladder into the partial boarded loft complete with two Velux windows, power, light and a double radiator. The garage has an electric roller door along with the Ideal Vogue Max Combi Boiler and it's guarantee.



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.



- 1029 Sqft Detached House
- Popular Location On Bath Side Of Town
- Close To Shops, Leisure Centre, Frome College, Health Centre & Hospital
- Built in 2006 Having Been Luxuriously Updated Since
- Three Bedrooms & Partially Converted Attic Space
- Stylish & Contemporary Kitchen & Shower Room Fittings
- Modern Ideal Combination Boiler With 12 Year Guarantee
- Modern Double Glazed Windows & Doors
- Single Garage & Driveway Parking For 3 Vehicles
- Enclosed Private Garden

- Living Room 17' 8" (5.38m) x 13' 3" (4.04m)
- Kitchen/Dining 17' 8" (5.38m) x 9' 10" (3m)
- Bedroom One 12' 1" (3.68m) x 9' 10" (3m)
- Bedroom Two 11' 1" (3.38m) x 8' 11" (2.72m)
- Bedroom Three 8' 7" (2.62m) max x 7' 6" (2.29m)
- Shower Room 7' 9" (2.36m) x 6' 5" (1.96m)
- Garage 18' 0" (5.49m) x 9' 2" (2.79m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is Freehold

All Mains Services are connected

The Council Tax Band is D and is charged at £2,388.13 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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