



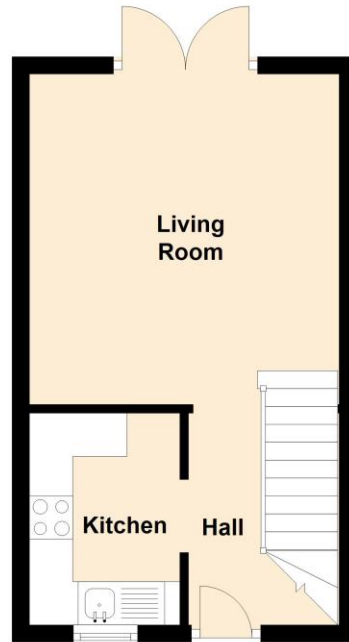
30 Charterhouse Drive Frome BA11 2XT

Guide Price £195,000

A one bedroom terraced house located in a quiet little cul-de-sac on the Bath side of town, built in the late 1980's by Prowting homes, this well presented freehold house is close to plenty of amenities, with the health centre, hospital, leisure centre and local shops, just a short walk (traffic free to the shops). The layout in these houses is terrific. With an entrance hallway suitable for a study, or study area, a doorway into the kitchen then the living room with double doors out to the garden. The stairs are out of this room up to the bright first floor landing with a good double bedroom, built in wardrobe and a modern bathroom, with another window. There is a paved patio and lawn area, along with a single garage, in a nearby resident parking area, along with a parking space too.

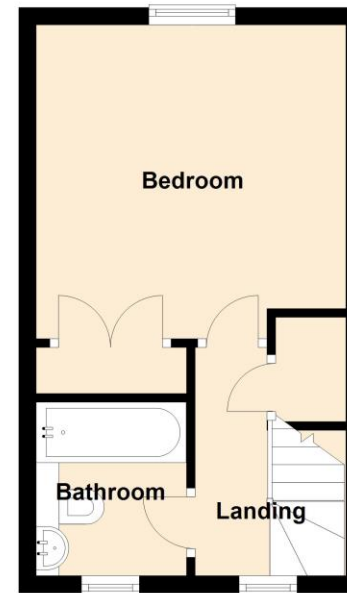
Ground Floor

Approx. 22.8 sq. metres (245.0 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.8 sq. feet)



Total area: approx. 45.5 sq. metres (489.8 sq. feet)

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.



- 488 sqft Freehold House
- Popular Cul-De-Sac On the Bath Side Of Town
- Close To Plenty Of Amenities
- Living Room With Doors Out To The Garden
- Fitted Kitchen
- Double Bedroom With Built In Wardrobes
- Bathroom (With A Window)
- Enclosed Garden
- Single Garage & Allocated Parking
- No Onward Chain

- Kitchen 8' 0" (2.44m) x 5' 8" (1.73m)
- Living Room 12' 6" (3.81m) x 11' 9" (3.58m)
- Bathroom 6' 8" (2.03m) x 5' 7" (1.7m)
- Bedroom 11' 9" (3.58m) x 11' 9" (3.58m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	74

England, Scotland & Wales

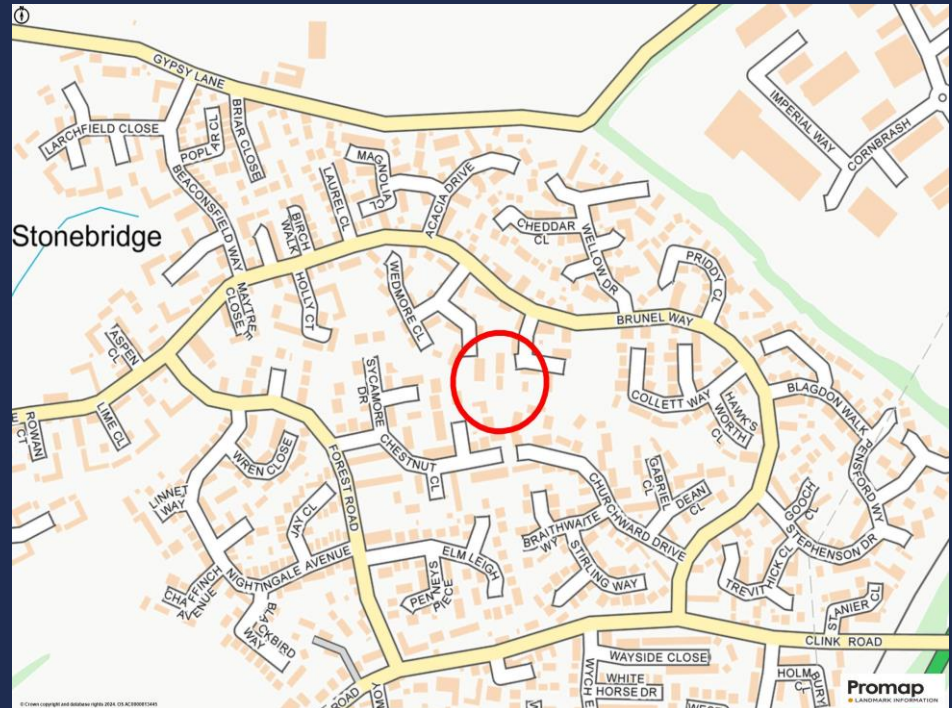
EU Directive 2002/91/EC

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The Tenure is Freehold

All Mains Services are connected

The Council Tax Band is A and Is charged at £1448.06 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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