

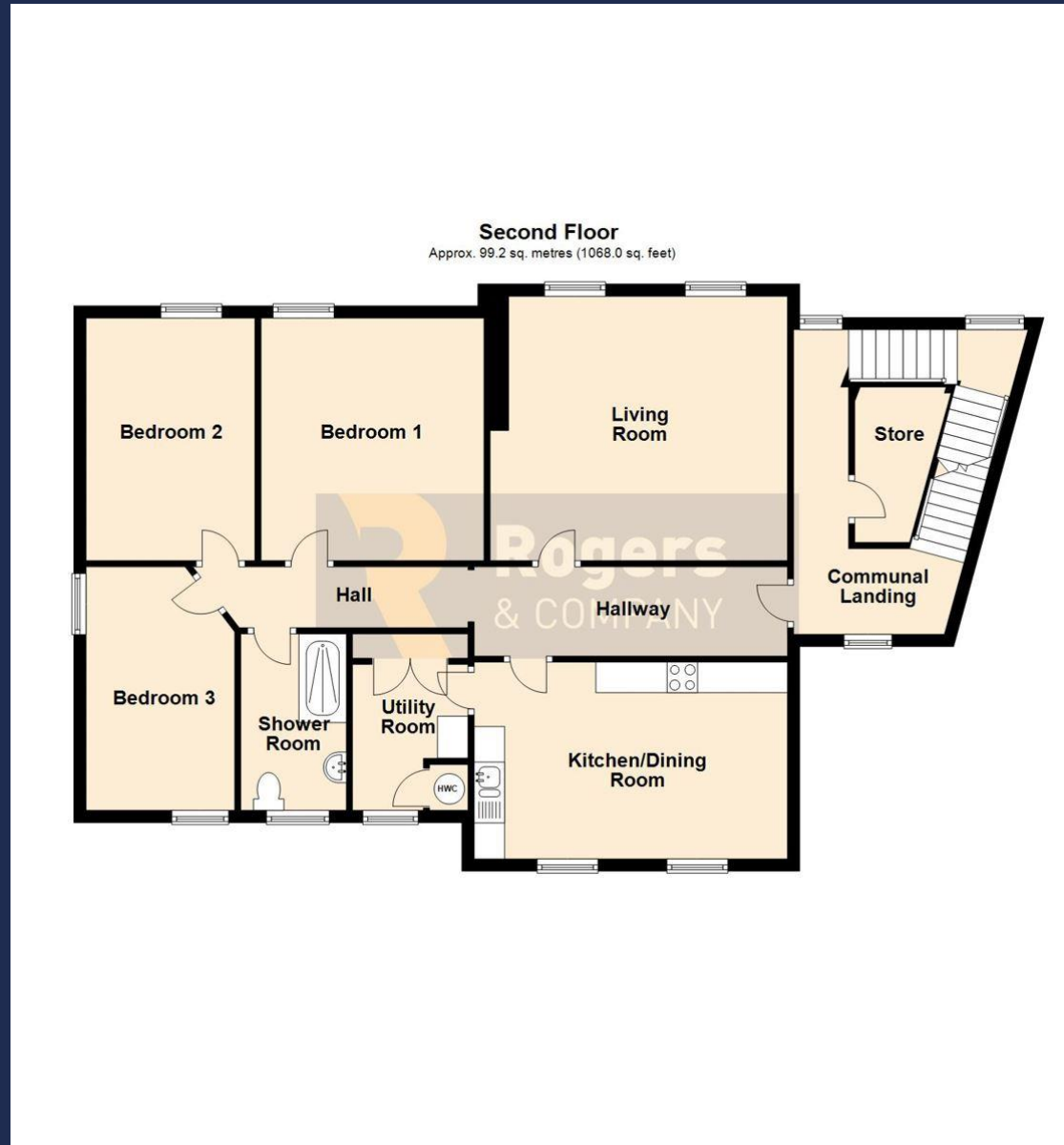




**Flat 3  
North End House  
Bridge Street  
Frome  
BA11 1BB**

**Guide Price £215,000**

Located right in the centre of town, this extremely attractive, Grand, late Victorian building has been converted to form seven contemporary apartments. Flat 3 is a light, bright and extremely spacious apartment, set on the second floor with its very own handy store room, ideal for bike storage. There is over 1000sqft of accommodation, with town views out of every window, You've got rooms for almost everything in this place, ideal for guests, working from home or even to supplement your income. The communal hallway leads up one flight of stairs from entrance into an impressive 30ft Hallway and into the generous kitchen/dining room with a large utility room, the living room is a terrific size with dual windows overlooking the rear, all three bedrooms are a good size, again sharing the similar, light and bright theme. Electrics are modern, with electric heating providing the warmth in winter, with all the windows double glazed.



**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.*



- Attractive Victorian Conversion
- Situated in the Heart Of The Town Centre
- The Largest Apartment In the Building
- Over 1000sqft Of Accommodation
- Impressive Rooftop Outlook, From Almost Every Window
- Generous Living Room
- Impressive Kitchen/Dining Room & Utility Room
- Shower Room
- Electric Heating & Store Room
- No Onward Chain

- Living Room 16' 0" (4.88m) x 13' 0" (3.96m)
- Kitchen/Dining Room 15' 8" (4.78m) x 11' 6" (3.51m)
- Utility Room 9' 7" (2.92m) x 6' 8" (2.03m)
- Bedroom One 12' 0" (3.66m) x 12' 0" (3.66m)
- Bedroom Two 12' 0" (3.66m) x 9' 1" (2.77m)
- Bedroom Three 14' 1" (4.29m) x 8' 0" (2.44m)
- Shower Room 9' 6" (2.9m) x 5' 8" (1.73m)
- Store Room 8' 4" (2.54m) max x 5' 10" (1.78m) reducing to 2' 11" (0.89m)





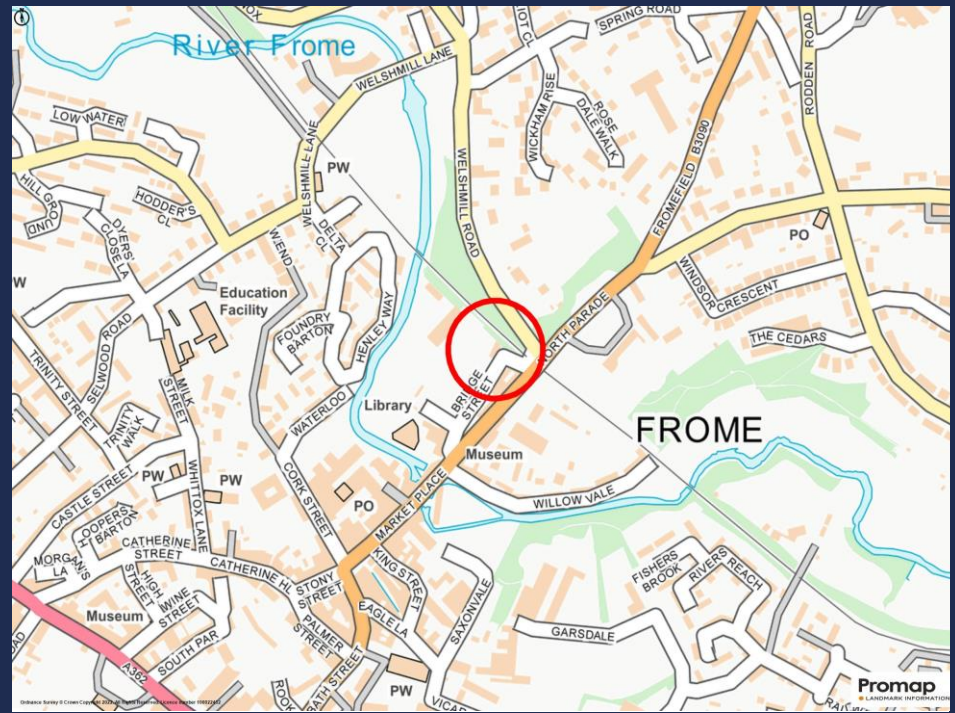
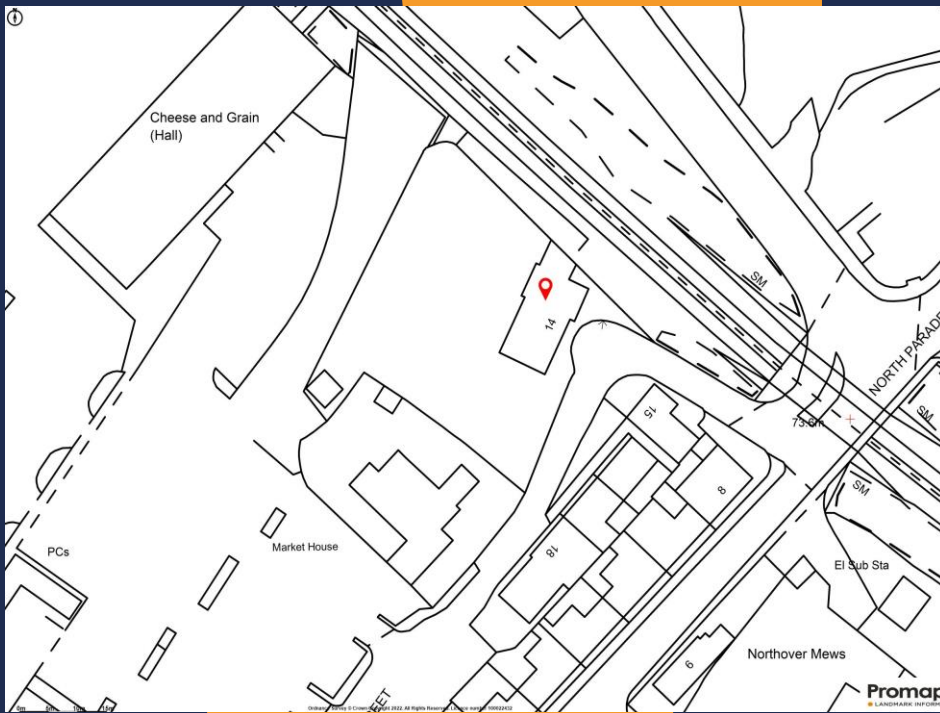
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## Flat 3 North End House Bridge Street Frome BA11 1BB

The tenure is Leasehold and all apartments will benefit from a new Lease with terms tbc

Water, mains drainage and electricity are connected

The Council Tax Band is B and is charged at £1,857.47 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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