



Connells

Mount House Culverhill  
FROME



# Mount House Culverhill FROME BA11 5AD

for sale offers in excess of  
**£110,000**



## Property Description

Connells have the pleasure of introducing this fantastic opportunity for first time buyers and investors to purchase a 1-bedroom apartment located in the up and coming market town of Frome in the heart of Somerset. This property has been well kept by our vendors and comes with the additional bonuses of new flooring throughout, a new bathroom and all new windows. The apartment also benefits from access to communal off-street parking summarising the property exceptionally. Call CONNELLS today to BOOK YOUR VIEWING!

## Entrance Hall

Enter the property through the front door. The hallway houses a storage cupboard as well as a double glazed window to the side of the property.

## Living Room

13' 6" x 8' 9" ( 4.11m x 2.67m )

The hallway leads directly into the living room which has a double glazed window to the side of the property as well as an electric heater and smoke alarm.

## Kitchen

11' Max x 6' 11" Max ( 3.35m Max x 2.11m Max )

The kitchen has a door to the rear of the property and a double glazed window to the rear of the property. It also houses a sink and draining board, an integrated induction hob and electric oven and space for more appliances. The kitchen also contains wall and base cabinets with a tiled splashback. There is also a cupboard which houses the water tank.

## Bedroom 1

9' 1" Max x 11' Max ( 2.77m Max x 3.35m Max )

The main bedroom has integrated storage and a double glazed window to the front of the property.

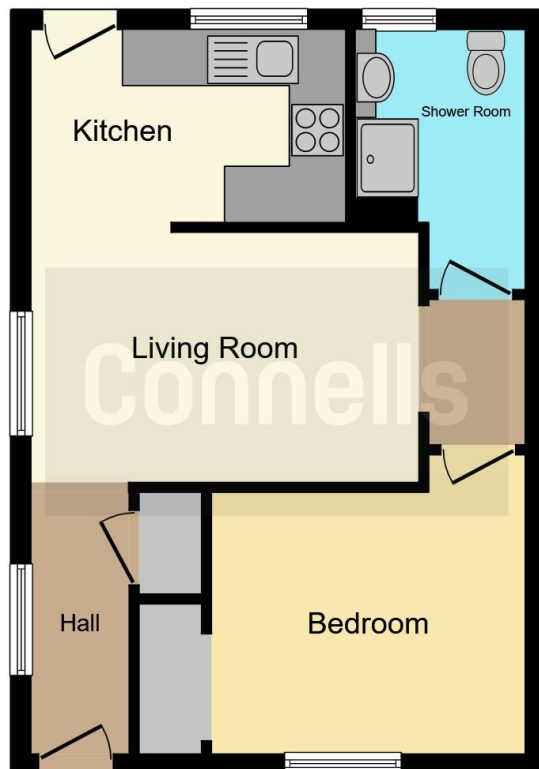
## Shower Room

The shower room has a fully tiled shower cubicle and tiled flooring, a frosted double glazed window to the rear of the property, a hand wash basin with a base cabinet, a WC, an extractor fan and a medicine cabinet.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01747 821 791**  
**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
 GILLINGHAM SP8 4QT

**EPC Rating: E**

**view this property online [connells.co.uk/Property/GIL305975](http://connells.co.uk/Property/GIL305975)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GIL305975 - 0003