



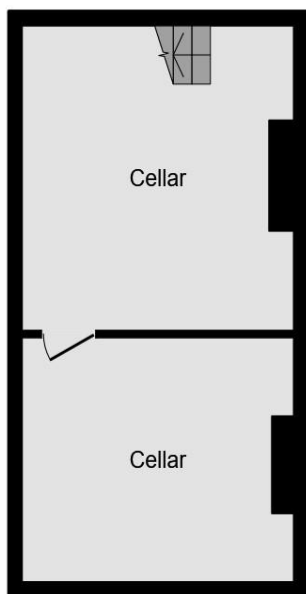
The Butts, Frome BA11 4AF

welcome to

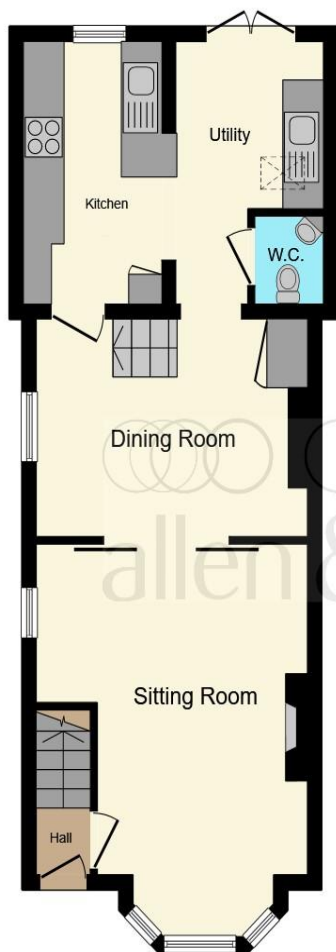
The Butts, Frome

This house perfectly balances character and functionality, providing an exceptional living space across three thoughtfully designed floors. A perfect choice for families looking to upsize. ****HIGHLY RECOMMENDED TO VIEW!****





Cellar



Ground Floor



First Floor



Second Floor

Hall

Living Room

17' 8" x 13' 4" (5.38m x 4.06m)

Dining Room

13' 1" x 9' 10" (3.99m x 3.00m)

Kitchen

11' 9" x 6' 6" (3.58m x 1.98m)

Utility

12' 1" x 6' 11" (3.68m x 2.11m)

Cloakroom

First Floor Landing

Bedroom Four

10' 3" x 10' 1" (3.12m x 3.07m)

Bedroom Three

13' 5" x 9' 8" (4.09m x 2.95m)

Bathroom

Second Floor Landing

Bedroom Two

13' 1" x 12' (3.99m x 3.66m)

Bedroom One

13' x 12' 4" (3.96m x 3.76m)

En-Suite

Cellar

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

welcome to

The Butts, Frome

- Impressive Three Story House**End-Terraced
- Four Double Bedrooms**
- Cloakroom**Family Bathroom**En-Suite
- Dining Room**Utility Room**Cellar
- Beautiful Rear Garden**

Tenure: Freehold EPC Rating: D

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/FRO111002



Property Ref:
FRO111002 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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