



# 11 Stourton View Frome BA11 4DY

## Guide Price £399,950

This house has been in the same family ownership for over 50 years, with the current owners having spent an inordinate amount of time and money in making this a very special home. You can tell from the kerbside what it is going to be like with the neat driveway, the carport and the well thought out planting. The front porch leads you into the popular 50's hallway with a window on the side, stairs to the first floor and doors into the impressive kitchen/family room with an abundance of fitted units and sliding doors out to the rear garden. The living room is at the front of the house, with its picture window, the multi-fuel stove and the dining area at the rear, which has double doors back into the kitchen. On the first floor there are two very good sized bedrooms with the third a decent single along with the recently installed bathroom. Outside the garden is lovely, southerly facing with a paved patio area, lawns and a huge variety of shrub borders with a further seating area, raised area with garden shed in addition to a workshop and a little 'utility area' at the rear of the garden. The garage has a large electric up and over door that was installed so that a motorhome can be parked inside. The driveway is self-explanatory along with the carport too. All the windows and doors are double glazed along with a modern gas fired Combination Boiler. A beautiful house in terrific condition on a popular street.



### 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 been 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.*





- 1341SQFT (inc Garage) 1950s Semi Detached House
- Popular Road
- Superb Condition Throughout
- Having Undergone Substantial Works
- Three Bedrooms
- Recently Fitted Kitchen & Bathroom
- 80ft Landscaped Garden
- Ample Driveway Parking
- Large Garage/Workshop
- Modern Gas Central Heating & Double Glazing

- Living Area 12' 1" (3.68m) x 11' 10" (3.61m)
- Dining Area 12' 4" (3.76m) x 10' 6" (3.2m)
- Kitchen Area 12' 2" (3.71m) x 7' 4" (2.24m) & 17' 6" (5.33m) x 9' 4" (2.84m)
- Bed 1 12' 2" (3.71m) x 11' 11" (3.63m)
- Bed 2 11' 11" (3.63m) x 10' 6" (3.2m)
- Bed 3 7' 8" (2.34m) x 7' 1" (2.16m)
- Bath 6' 3" (1.9m) x 5' 9" (1.75m)
- Garage 20' 11" (6.38m) x 9' 11" (3.02m)
- Workshop 9' 7" (2.92m) x 8' 1" (2.46m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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The Tenure is freehold. There are Solar PV panels on the roof held under a 25 year lease agreement that has been in place for just over 7 years that entitles the homeowner to daytime usage of electricity.

The Council Tax Band is C and is charged at £1,984.87 for 2022/23

All main services are connected.



**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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