





# 59 Windsor Crescent Frome BA11 2EA

## Guide Price £435,000

An extended 1930's semi-detached house located on the extremely sought after Windsor Crescent, just a short stroll from the town centre. The house is extended on the ground floor with a lovely open plan kitchen/dining/family room at the rear in addition to a conservatory, overlooking the southerly facing garden that extends to 70ft in length. The house is in lovely condition throughout with plenty of character with the Bay fronted living room, original tiled floors and exposed floorboards. Briefly the remaining accommodation has three bedrooms upstairs along with a recently fitted bathroom. There is a modern gas fired combination boiler and double glazed windows throughout.



Total area: approx. 138.1 sq. metres (1486.1 sq. feet)

This floor plan is a guide only  
Plan produced using PlanUp.

### 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.*



- 1486 Sqft 1930's Semi-Detached House
- Extremely Sought After Road
- On The Fringes Of the Town Centre
- Extended On The Ground Floor
- Open Plan Kitchen/Dining/Family Room
- Living Room & Conservatory
- Three Bedrooms & Modern Bathroom
- Gas Central Heating
- Double Glazed Windows
- Generous Southerly Facing Rear Garden

- Sitting Room 10' 5" (3.18m) x 10' 4" (3.15m)
- **Kitchen/Dining/Family Room**
- Kitchen Area 8' 2" (2.49m) x 6' 9" (2.06m)
- Dining Area 11' 3" (3.43m) x 10' 4" (3.15m)
- Family Area 17' 0" (5.18m) x 9' 11" (3.02m)
- Conservatory 14' 11" (4.55m) x 9' 8" (2.95m)
- Bedroom One 11' 7" (3.53m) x 10' 0" (3.05m)
- Bedroom Two 10' 4" (3.15m) x 10' 0" (3.05m)
- Bedroom Three 8' 6" (2.59m) x 7' 4" (2.24m)
- Bathroom 5' 10" (1.78m) x 5' 10" (1.78m)





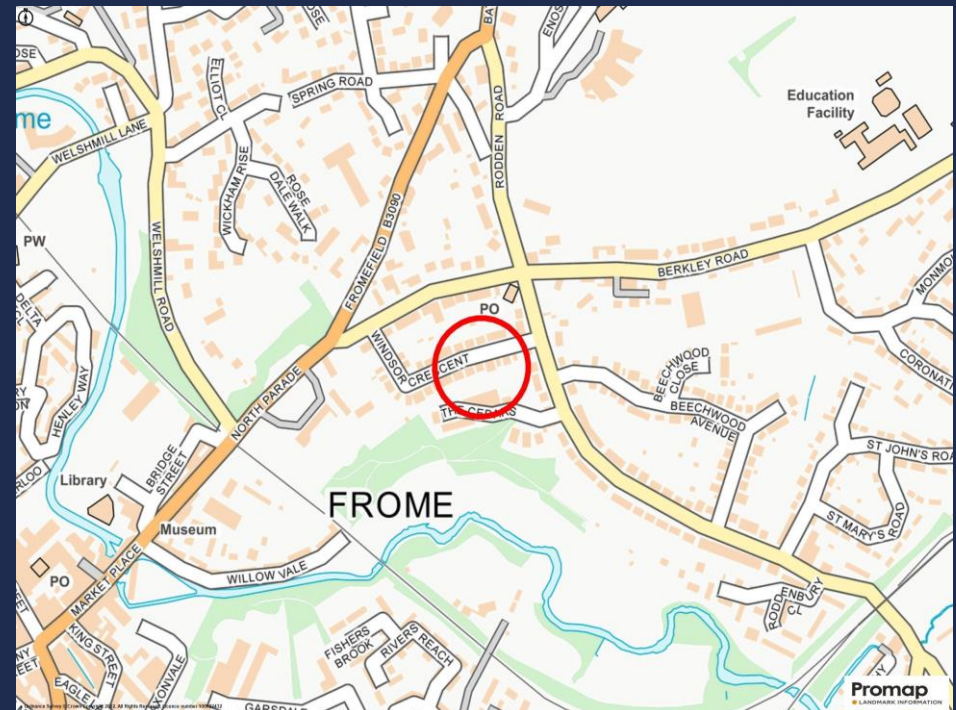
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## 59 Windsor Crescent Frome BA11 2EA

The Tenure is freehold

All Main Services

The Council Tax Band is C and is charged at £2,122.78 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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