

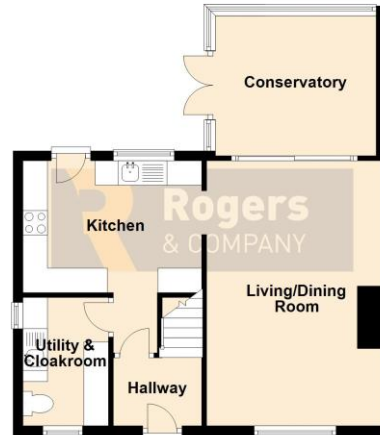


40 St Johns Road
Frome
BA11 2BB

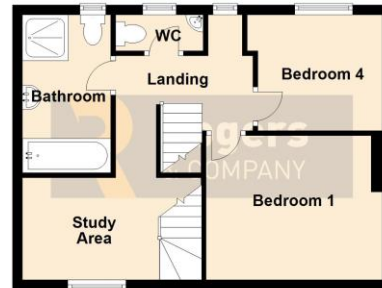
Guide Price £289,950

A solid, mature much improved four bedroom semi-detached house, located on the Bath side of town, the property has been the subject of considerable improvement throughout. With ground works undertaken to the garden and driveway making the most out of the split level site. There is off street parking and a timber garage on the side with an additional 16' x 10' workshop at the bottom of the garden. The house has the benefit of a loft conversion with two bedrooms, there is a generous bathroom, along with two further bedrooms a study area and separate WC on the first floor. The ground floor has a generous Utility and Cloakroom, a 17' living/dining room, kitchen/breakfast room and a conservatory. The gas central heating is run from a combination boiler with double glazed windows and doors.

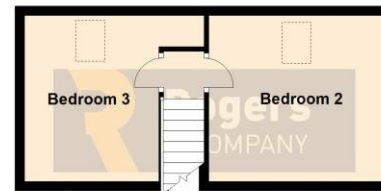
Ground Floor
Approx. 49.5 sq. metres (533.2 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.6 sq. feet)



Second Floor
Approx. 23.8 sq. metres (255.8 sq. feet)



Total area: approx. 113.1 sq. metres (1217.6 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.



- 1217 Sqft Mature Semi-Detached House
- Bath Side Of Town
- Has Been Subject of Significant Improvement
- Living/Dining Room
- Kitchen, Utility & Cloakroom
- Four Bedrooms
- Generous Bathroom & Separate WC
- Landscaped Front & Rear Gardens
- Driveway For Three Vehicles & Timber Garage
- Gas Central Heating & Double Glazing.

- Utility & Cloakroom 8' 7" (2.62m) x 5' 8" (1.73m)
- Kitchen 12' 0" (3.66m) x 8' 10" (2.69m)
- Living/Dining Room 17' 10" (5.44m) x 11' 10" (3.61m)
- Conservatory 10' 8" (3.25m) x 9' 5" (2.87m)
- Bedroom One 11' 10" (3.61m) x 9' 8" (2.95m)
- Bedroom Four 8' 5" (2.57m) x 7' 10" (2.39m)
- Study Area 12' 0" (3.66m) inc stairs x 6' 11" (2.11m)
- Bathroom 10' 7" (3.23m) x 5' 8" (1.73m)
- Bedroom Two 11' 7" (3.53m) x 11' 0" (3.35m)
- Bedroom Three 12' 1" (3.68m) x 11' 0" (3.35m) eaved
- Garage 18' 4" (5.59m) x 9' 3" (2.82m)



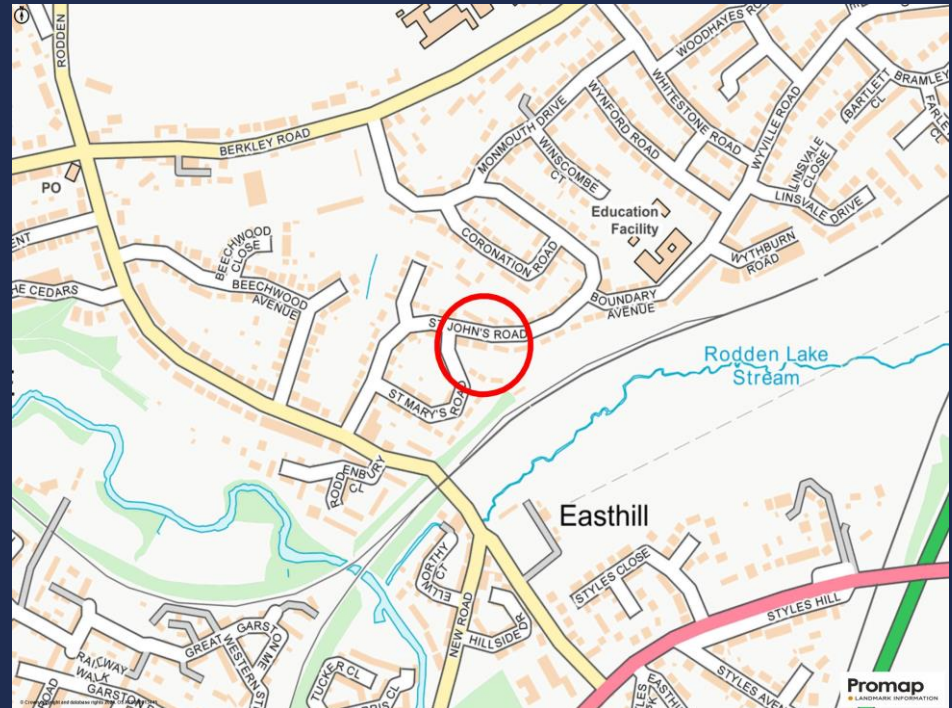


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The tenure is freehold

All Main Services are connected

The Council Tax Band is A and is charged at £1,592.08 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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