



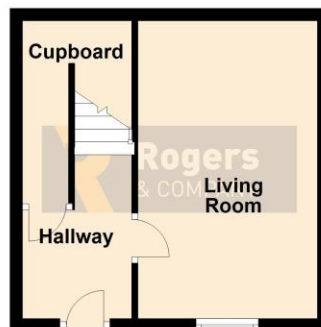
2 Leonards Barton Frome BA11 2LS

Guide Price £265,000

Having been lived in by the same owners for the last 40 years, this well presented and very well maintained split level house has the benefit of a pleasant and sunny outlook at the front. The house is set over four levels with steps leading from the residents parking area at the front and similar to the front door with a pleasant balustraded seating area. The house has plenty of cupboard storage with a large walk-in cupboard in the entrance hallway with the living room and stairs leading up to the first landing, with the kitchen/dining room and large walk in utility cupboard and the WC. On the second floor there is the main bedroom and the family bathroom whilst the top floor has two storage cupboards and the further two bedrooms. Externally the rear garden has a paved patio area with steps leading up to the additional patio area and the sloping lawn. There is an allocated parking space in the nearby residents parking area.

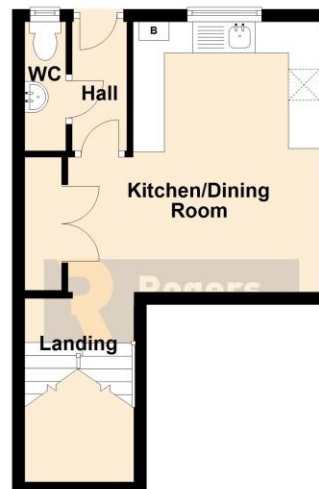
Ground Floor

Approx. 243.0 sq. feet



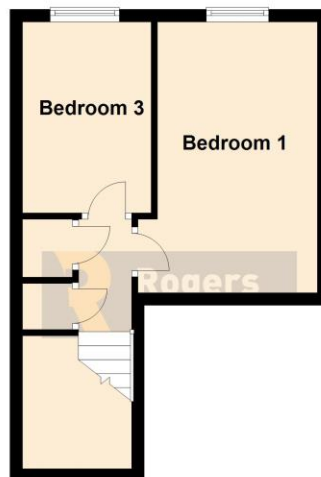
First Floor

Approx. 278.0 sq. feet



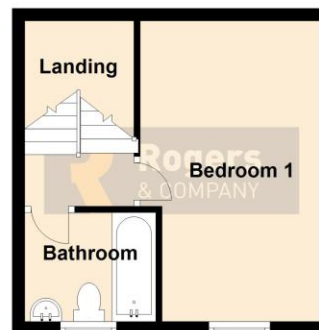
Third Floor

Approx. 274.3 sq. feet



Second Floor

Approx. 245.3 sq. feet



Total area: approx. 1040.6 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.



- 1040sqft Split Level House
- Accommodation Over Four Floors
- Elevated Position With Rooftop Views With Fields Beyond
- Three Bedrooms
- Living Room
- Kitchen/Dining Room With Doors Out To The Garden
- Family Bathroom & Separate WC
- New Gas Fired Boiler, Double Glazed Windows & Doors
- Tiered Rear Garden
- Close To Town, Just a Short River Walk To The Centre

- Living Room 15' 7" (4.75m) x 9' 4" (2.84m)
- Kitchen/Dining Room 14' 4" (4.37m) x 12' 10" (3.91m) reducing to 9' 9" (2.97m)
- Bedroom One 15' 7" (4.75m) x 7' 7" (2.92m) reducing to 8' 7" (2.62m)
- Bathroom 6' 10" (2.08m) x 5' 5" (1.65m)
- Bedroom Two 14' 4" (4.37m) x 9' 5" (2.87m) reducing to 8' 5" (2.57m)
- Bedroom Three 11' 8" (3.56m) x 6' 10" (2.08m)



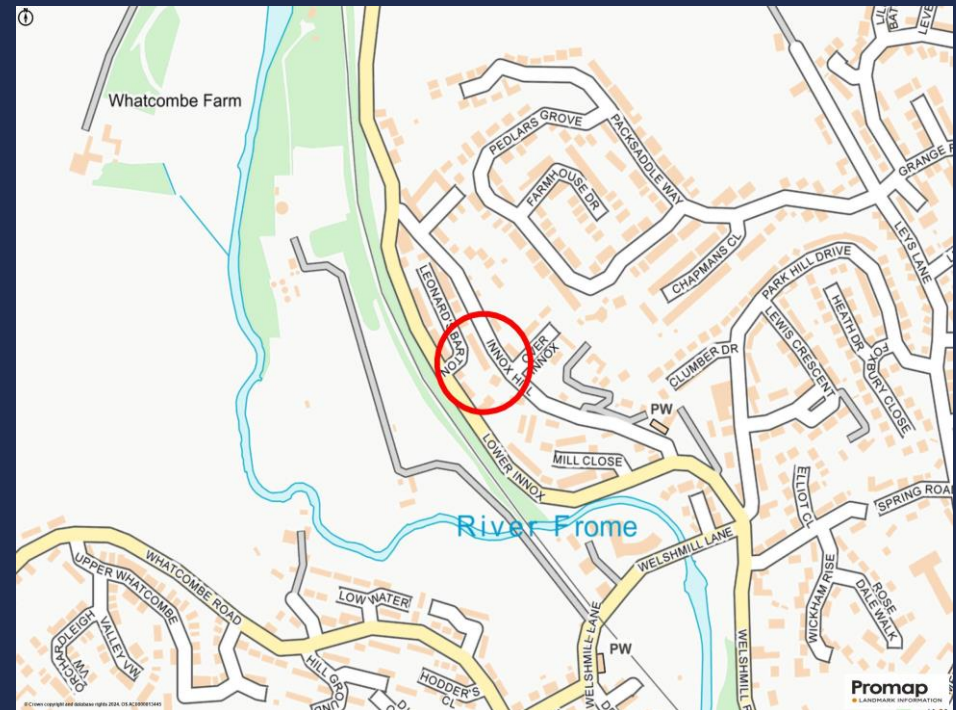


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The Tenure is Freehold with a monthly development charge to The Guinness Trust of £15 pcm.

All Main services are connected.

The Council Tax Band is B and is charged at £1,692.12 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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