



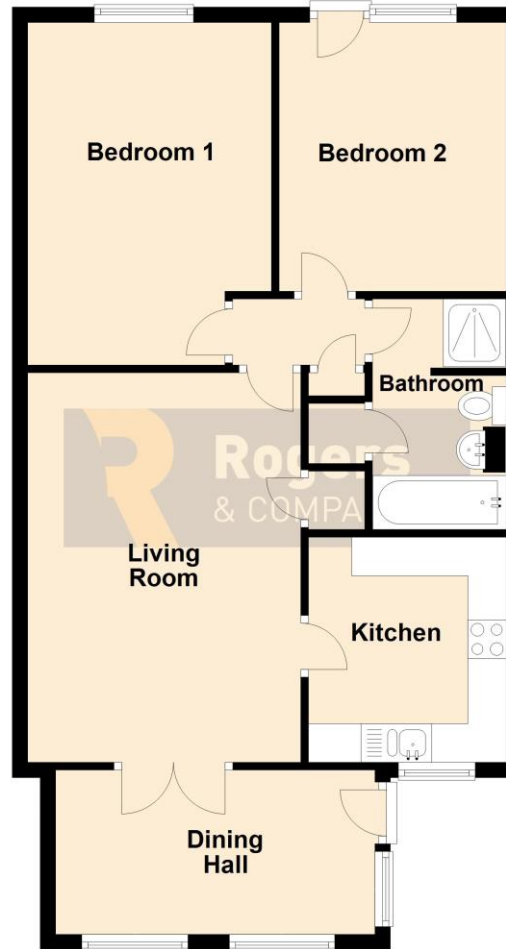
# 30 Lime Close Frome BA11 2TX

Guide Price £275,000

A semi-detached Bungalow located in a traffic free setting. The property has two large bedrooms a 16' living room, newly fitted kitchen, bathroom, dining hall and bathroom with additional walk-in shower. The Bungalow has two enclosed private gardens, and allocated parking spaces to the rear. Whilst its nicely tucked away all that you need is right on your doorstep, including Tesco Express, a pharmacy, takeaway and the town and Bath bus route.

## Ground Floor

Approx. 68.2 sq. metres (733.8 sq. feet)



Total area: approx. 68.2 sq. metres (733.8 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.*



- 733 Sqft Extended Bungalow
- Two Double Bedrooms
- Newly Fitted Kitchen with Dishwasher
- Bathroom with Additional Shower
- Gas Fired Central Heating System
- Parking and Garage Space
- Enclosed Gardens
- Upvc Double Glazing
- Traffic Free Setting
- Level Walk from Shops, Hospital, Health & Leisure Centre & On The Bus Route

- Dining Hall 13' 7" (4.14m) x 7' 0" (2.13m)
- Living Room 16' 7" (5.05m) x 11' 7" (3.53m)
- Kitchen 9' 7" (2.92m) x 7' 9" (2.36m)
- Bedroom One 14' 7" (4.44m) x 10' 4" (3.15m)
- Bedroom Two 11' 7" (3.53m) x 9' 8" (2.95m)
- Bathroom 9' 8" (2.95m) x 6' 7" (2.01m)
- Rear Garden 29' 0" (8.84m) x 23' 0" (7.01m)



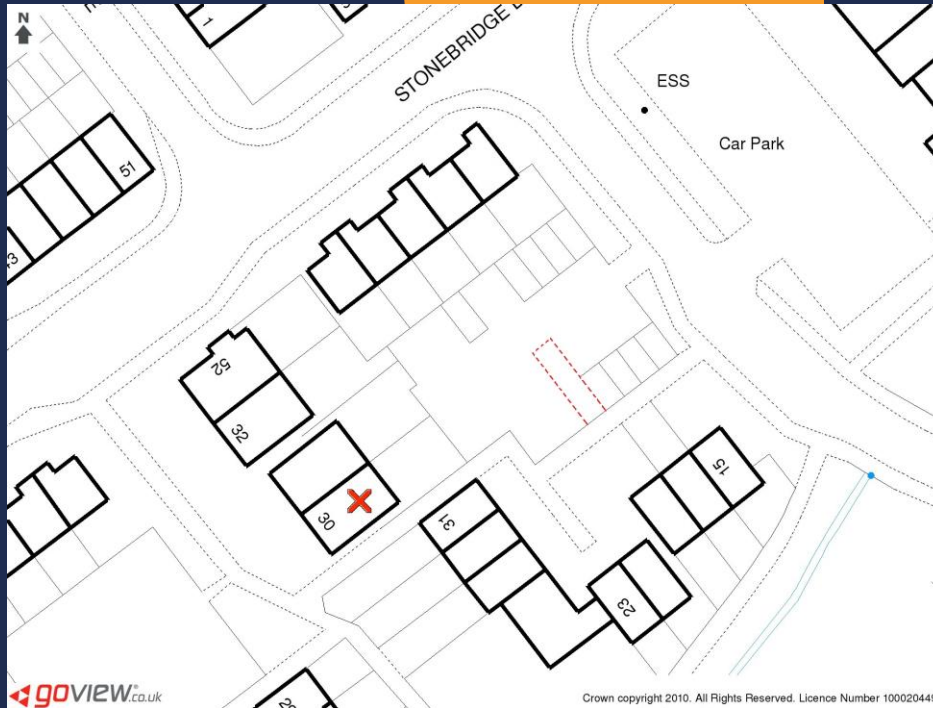
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

30 Lime Close  
Frome  
BA11 2TX

The Tenure is Freehold

All Mains Services are connected

Council Tax Band is B and 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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