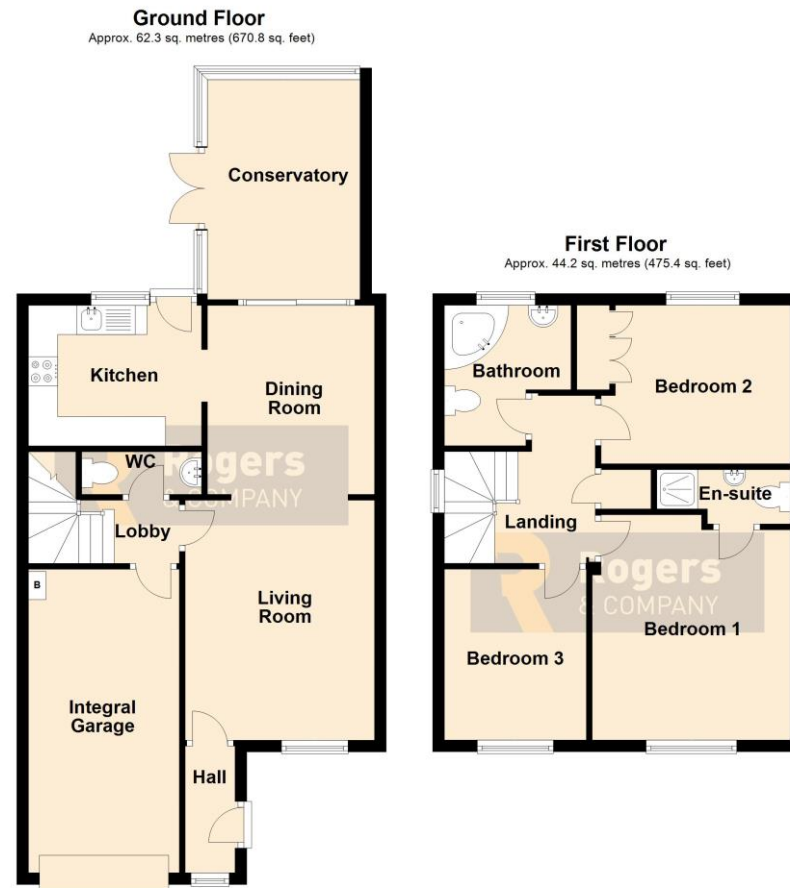




26 Eastwood Close Frome BA11 4PR

OIEO: (offers in excess of)
£350,000

With the vendor suited and ready to move, this three bedroom detached house is located in a little cul-de-sac on the fringes of town. Within walking distance to Trinity, Critchill and Oakfield schools and part of the 'safer school streets' trial scheme. The house has a well planned layout with three terrific sized bedrooms, with the main one benefitting from an en-suite shower room. Downstairs the layout comprises of an entrance lobby with a door into the living room, and archway through into the dining room. The conservatory is at the rear with the modern fitted kitchen. There is an inner lobby with a WC, stairs to the first floor and the integral garage with the newly installed Baxi gas fired boiler. Outside there is a mature garden with plenty of shrubbery and a Driveway at the front.



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.



- 1146 Sqft Detached House
- Popular Little Cul-de-Sac On Edge Of Critchill Development
- Close To Schooling & Local Shops
- Three Bedrooms
- En-Suite Shower Room, Family Bathroom & Downstairs WC
- Living Room, Dining Area & Conservatory
- Fitted Kitchen With Oak Doors and Stone Worktops
- Modern Gas Boiler & Double Glazed Windows
- Integral Garage & Driveway Parking
- Secluded & Enclosed Garden

- Living Room 13' 6" (4.11m) x 10' 8" (3.25m)
- Dining Area 10' 7" (3.23m) x 9' 4" (2.84m)
- Kitchen 9' 8" (2.95m) x 7' 11" (2.41m)
- Conservatory 12' 5" (3.78m) x 8' 7" (2.62m)
- Bedroom One 13' 0" (3.96m) x 10' 10" (3.3m)
- En-Suite 8' 6" (2.59m) x 3' 3" (0.99m) max
- Bedroom Two 10' 8" (3.25m) x 8' 11" (2.72m)
- Bedroom Three 9' 7" (2.92m) x 8' 8" (2.64m)
- Bathroom 8' 2" (2.49m) x 7' 1" (2.16m)
- Integral Garage 16' 11" (5.16m) x 8' 5" (2.57m)



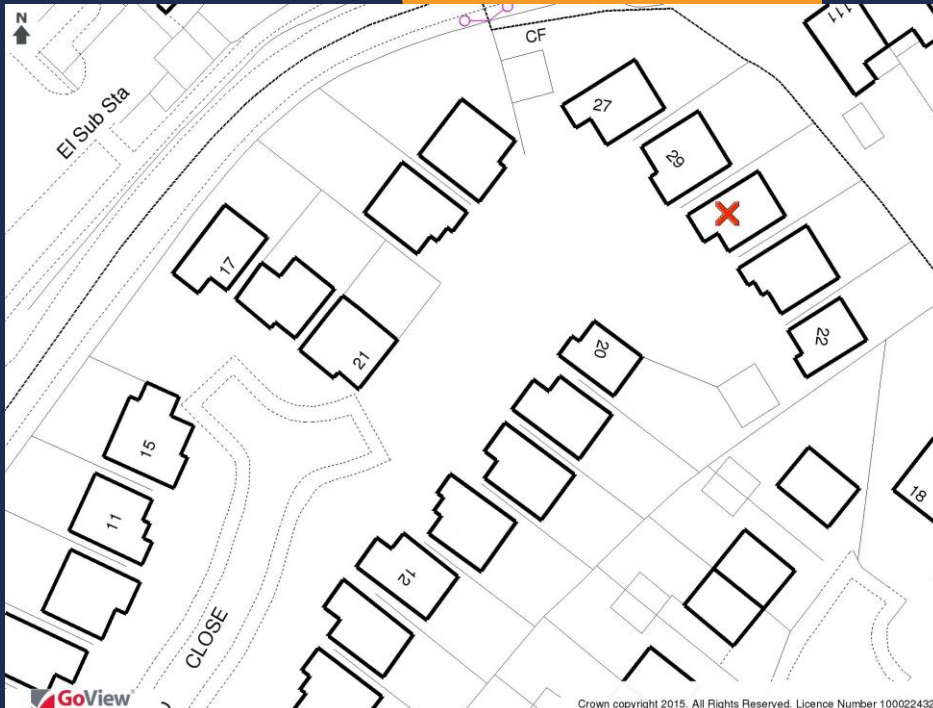
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

26 Eastwood Close Frome BA11 4PR

The tenure is freehold

All Main Services are connected

The Council Tax Band is D and is charged at £2,232.07 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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