



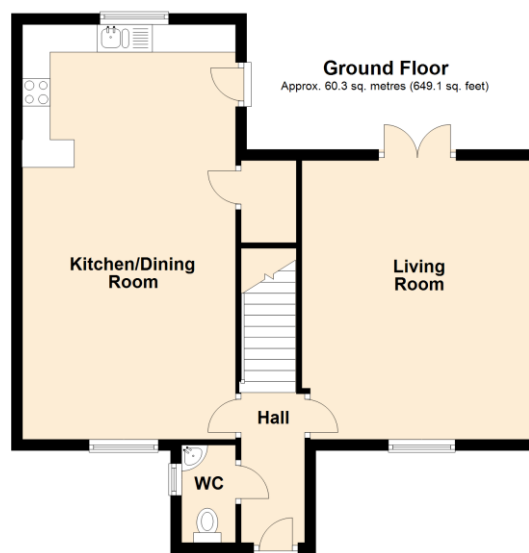
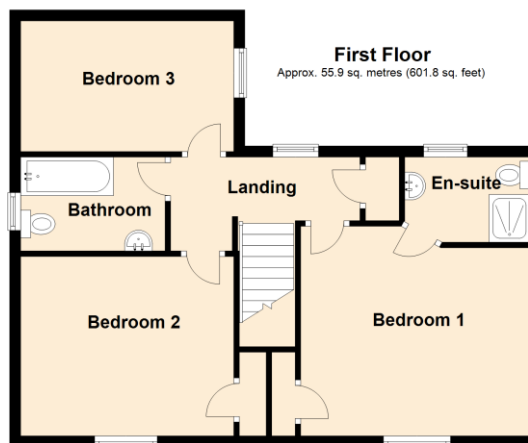
Beech House
Ashfield Close
Trudoxhill
Somerset
BA11 5DQ

Guide Price £439,950

One of two bespoke homes nestled in a secluded site within the village. Beech House is a modern stone built detached home which offers generously proportioned rooms including a 24' kitchen/dining/family room and a separate triple aspect living room with twin doors to the garden.

The first floor has three double bedrooms with the large master having an en-suite shower room.

The garden surrounds the property with a private patio and lawned areas. There is a single garage with additional attic storage and driveway parking.



Total area: approx. 116.2 sq. metres (1250.9 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.



- 1250 Sqft Detached Family Home
- Large Well-Designed Rooms
- 24' Kitchen/Dining/Family Room
- Separate 16' Living Room
- Entrance Hall & Cloakroom
- Three Good-Sized Bedrooms
- Large Master with En-Suite
- Private Gardens
- Oil Fired Central heating
- Garage and Parking for 3 Cars

- Living Room 16' 7" (5.05m) x 13' 8" (4.17m)
- Kitchen/Dining Room 24' 8" (7.52m) x 12' 8" (3.86m)
- Bedroom One 13' 8" (4.17m) x 11' 1" (3.38m)
- En-Suite Shower 7' 7" (2.31m) x 5' 3" (1.6m)
- Bedroom Two 12' 8" (3.86m) x 10' 8" (3.25m)
- Bedroom Three 12' 8" (3.86m) x 7' 7" (2.31m)
- Bathroom 8' 7" (2.62m) x 5' 7" (1.7m)



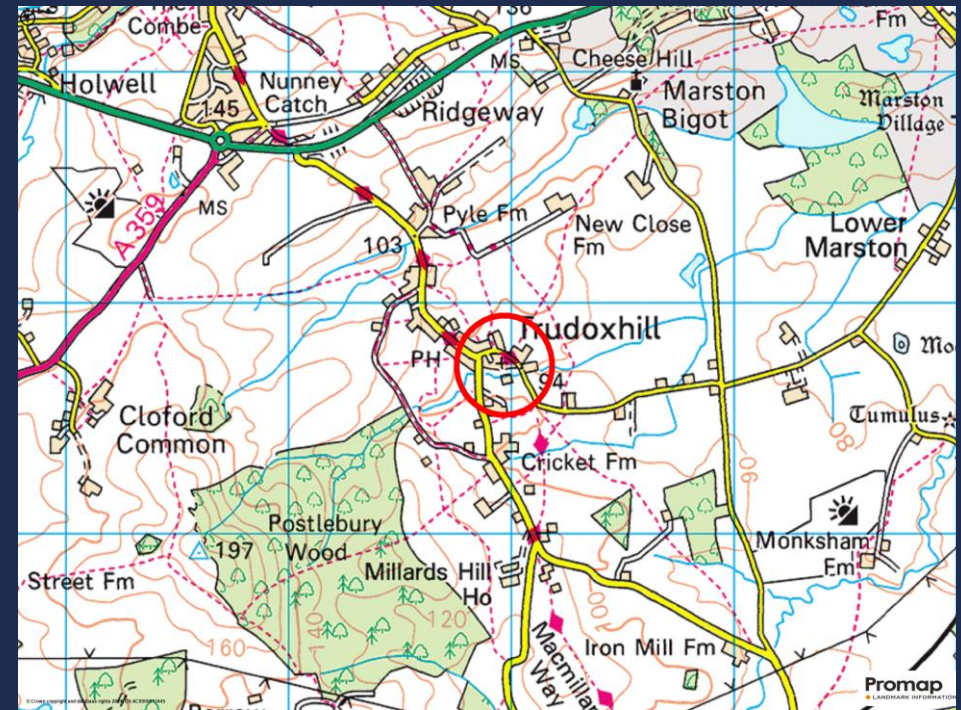
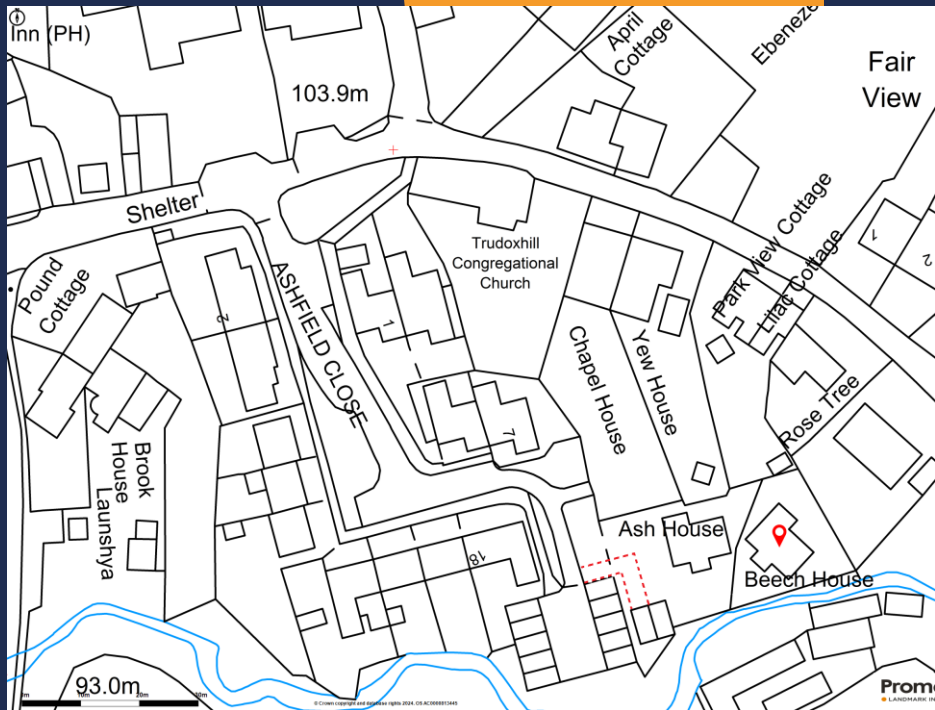
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Beech House
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The Tenure is Freehold

Mains Water, Electricity and Drainage are Connected

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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