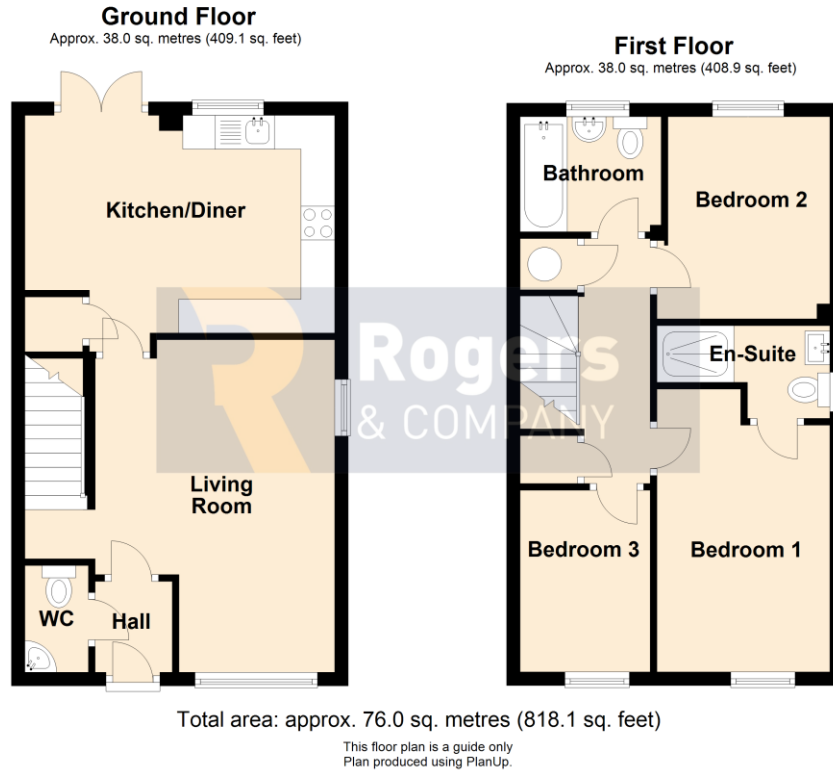




11 Theobald Road
Nunney
Frome
BA11 4FP

Guide Price £320,000

A modern semi-detached home on the fringe of the picturesque village of Nunney, which is a short drive from Frome. The house which was built by Barrett Homes in 2021 and comprises of an entrance hall, downstairs WC, 16' dual aspect living room, kitchen/dining room with integrated appliances. On the first floor there are 3 good-sized bedrooms, an en-suite shower room and a family bathroom. To the rear of the property there is a low maintenance garden which is approximately 42' in length, with access to the side driveway and a wall mounted car charging point.



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.



- 818 Sqft Semi-Detached Energy Efficient Home
- Just 2 Years Old
- Three Bedrooms
- 16' Living Room
- 15' Kitchen/Dining Room With Integral Appliances
- Downstairs WC
- En-Suite Shower Room and Family Bathroom
- Electric Air Source Heating
- Driveway Parking
- Enclosed Rear Garden

- Living Room 16' 2" (4.93m) x 11' 5" (3.48m)
- Kitchen/Dining Room 15' 1" (4.6m) x 10' 6" (3.2m)
- Bedroom One 13' 9" (4.19m) x 8' 5" (2.57m)
- Bedroom Two 10' 2" (3.1m) x 8' 6" (2.59m)
- Bedroom Three 8' 10" (2.69m) x 6' 4" (1.93m)
- Bathroom 6' 9" (2.06m) x 5' 6" (1.68m)
- Rear Garden 42' 0" (12.8m) x 26' 0" (7.92m)



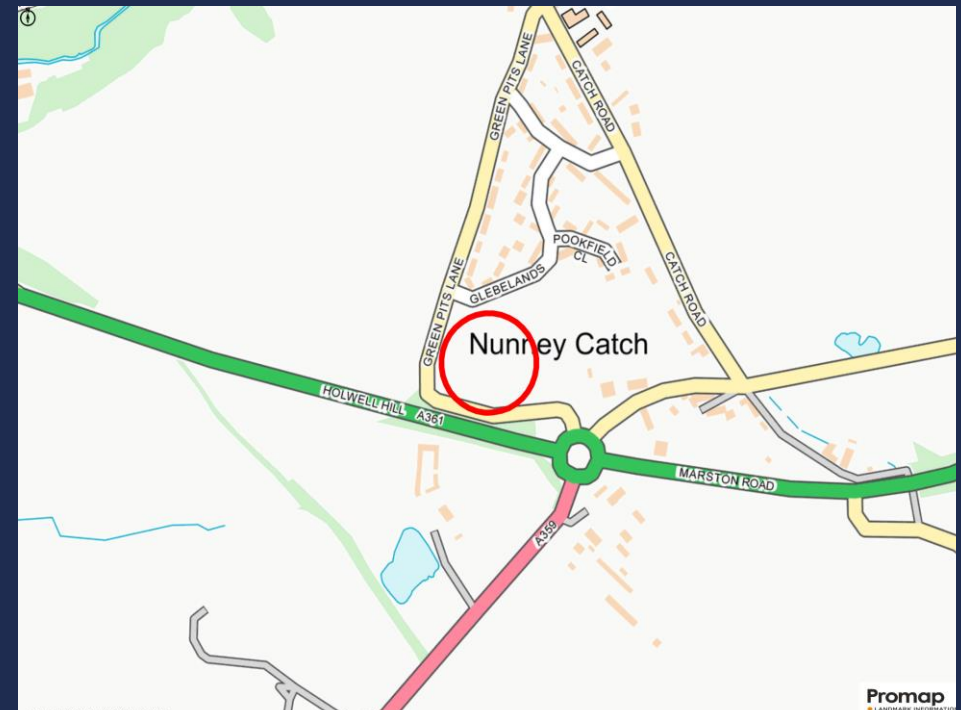
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Theobald Road Nunney Somerset BA11 4FP

The Property is Freehold with an annual development charge of approx. £270.00

Mains Water, Electricity and Drainage are all connected.

The 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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