

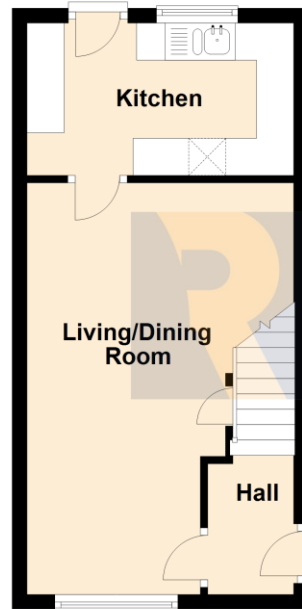


6 Swallow Drive
Frome
Somerset
BA11 2UX

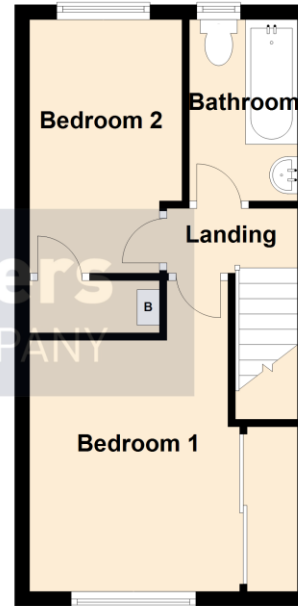
Guide £229,950

Fronting onto greenery is this two bedroom end terraced house in the corner of a small cul-de-sac on the Bath side of town. Built by Westbury Homes in the early 1980's this freehold house has the benefit of a single garage with allocated parking as well as a large tandem shed with rear gates from the garden. The property has double glazed windows and a gas fired central heating system. With a separate entrance hallway with stairs to the first floor and a door into the living/dining room which leads to the kitchen which has plenty of units and a door out to the rear garden. The first floor has got a generous main bedroom, the second has a built in wardrobe which also houses the boiler. The bathroom has a white suite with a shower over the bath. The enclosed garden is laid to low maintenance paving, raised decking and shed out to the rear through double gates. The single garage is accessed via the residents parking area at the side of the property with a parking space in front.

Ground Floor
Approx. 27.7 sq. metres (297.8 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.4 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 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.



- 597 Sqft End Terrace House
- Popular Cul-De-Sac
- Nightingale Development On Bath Side Of Town
- Two Bedrooms
- Entrance Hall, Living/Dining Room & Kitchen
- First Floor Bathroom (with a window)
- Gas Fired Central Heating & Double Glazed Windows
- Enclosed Garden with Shed & Large Tandem Shed With Gates To The Rear
- Single Garage & Allocated Parking
- No Onward Chain

- Living/Dining Room 18' 2" (5.54m) max x 11' 10" (3.61m) reducing to 8' 9" (2.67m)
- Kitchen 11' 10" (3.61m) x 6' 9" (2.06m)
- Bedroom One 12' 1" (3.68m) x 8' 9" (2.67m)
- Bedroom Two 10' 9" (3.28m) x 6' 9" (2.06m)
- Bathroom 8' 1" (2.46m) x 4' 10" (1.47m)





6 Swallow Drive Frome Somerset BA11 2UX

The tenure is freehold

All Mains Services are connected

The Council Tax Band is B and is charged at £1,857.44 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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