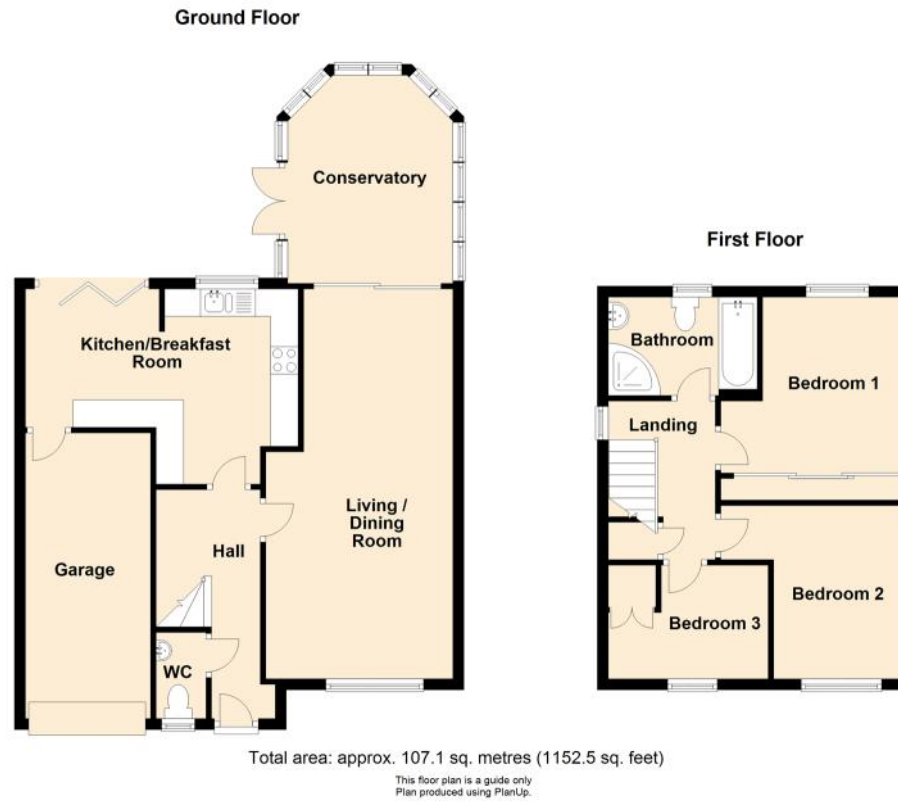




19 Eastwood Close Frome BA11 4PR

Guide Price £389,950

Having been the subject of considerable improvement by the current owners during their tenure, this very well presented house is situated in a small, quiet cul-de-sac on the edge of the Critchill development, literally yards from three different schools and open countryside. Built by Beazer homes around the turn of the millennium, this house has a terrific layout with a proper entrance hallway, downstairs WC, living and dining areas with a really smart modern kitchen/breakfast room with bi-fold doors out to the garden along with the conservatory too. There are three bedrooms and a four piece bathroom on the first floor. An integral garage with the ability to park three vehicles on the front. The rear garden has been landscaped too. Modern gas fired central heating, recently installed anthracite coloured windows and doors all offered for sale with no onward chain.



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.



- 1152 Sqft Attractive, Detached House
- Sought After Cul-De-Sac
- Southern Fringes Of Town, A Couple Of Hundred Yards From Fields
- Close To Three Local Schools
- Stylish Kitchen/Breakfast Room With Bi-Fold Doors To the Garden
- Entrance Hallway, Downstairs Cloakroom
- Living & Dining Areas With Conservatory
- Three Bedrooms & Four Piece Family Bathroom
- Modern Windows, Gas Fired Central Heating
- Integral Garage & Driveway Parking

- Living Area 13' 7" (4.14m) x 11' 2" (3.4m)
- Dining Area 9' 9" (2.97m) x 8' 11" (2.72m)
- Conservatory 12' 5" (3.78m) x 9' 10" (3m)
- Kitchen Area 11' 8" (3.56m) x 8' 6" (2.59m)
- Breakfast Area 8' 3" (2.51m) x 7' 8" (2.34m)
- Bedroom One 12' 6" (3.81m) x 8' 8" (2.64m)
- Bedroom Two 11' 3" (3.43m) x 9' 11" (3.02m)
- Bedroom Three 9' 7" (2.92m) max x 6' 5" (1.96m) max
- Bathroom 8' 11" (2.72m) x 5' 11" (1.8m)
- Garage 16' 7" (5.05m) x 8' 6" (2.59m)



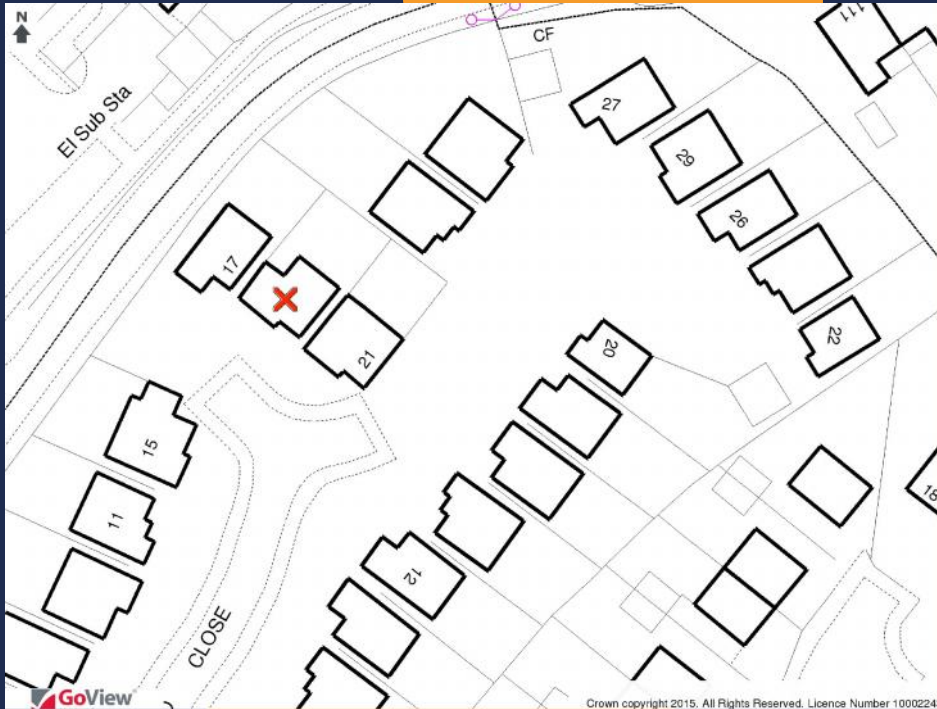
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is freehold

All Mains Services Are Connected

The Council Tax Band is D and is charged at £2,388.13 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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