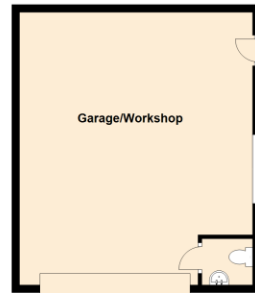




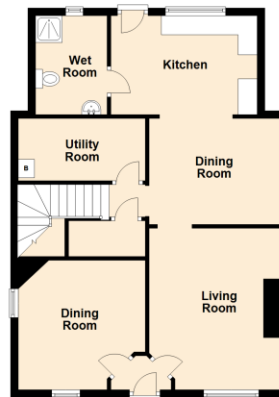
25 Flowerfield
Nunney
Nr Frome
BA11 4NF

Guide Price £267,500

With a terrific plot including a huge workshop/double garage along with two vehicular accesses, one at the front and one at the rear. The house has been extended on the ground floor at the rear, extending the kitchen and a downstairs wetroom. The house has been under the same ownership for decades and could now probably benefit from some cosmetic improvement. The layout is great, with a living room, sitting room, dining room, utility room, kitchen and wet room on the ground floor with three great sized bedrooms and a decent size bathroom. There is double glazing and modern Oil fired central heating.



Ground Floor
Approx. 107.9 sq. metres (1161.8 sq. feet)



Total area: approx. 156.9 sq. metres (1689.0 sq. feet)

This floor plan is a guide only
Plans 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.



- 1237 Sqft End Of Terrace House
- Popular Village
- Superb Plot With Two Vehicular Accesses
- Large Double Garage/Workshop
- Ample Driveway Parking
- Extended On The Ground Floor
- Could Benefit From Some Cosmetic Upgrading
- Three Receptions, Kitchen, Downstairs Wetroom
- Three Bedrooms, Sensible Sized Bathroom
- Double Glazing, Oil CH, No Onward Chain

- Living Room 14' 1" (4.29m) x 11' 5" (3.48m)
- Sitting Room 11' 0" (3.35m) x 10' 3" (3.12m)
- Dining Room 11' 5" (3.48m) x 8' 6" (2.59m)
- Kitchen 12' 3" (3.73m) x 8' 5" (2.57m)
- Wetroom 7' 7" (2.31m) x 6' 0" (1.83m)
- Utility Room 10' 3" (3.12m) x 5' 4" (1.63m)
- Bedroom One 14' 2" (4.32m) x 11' 5" (3.48m)
- Bedroom Two 11' 5" (3.48m) x 11' 5" (3.48m)
- Bedroom Three 11' 1" (3.38m) x 10' 5" (3.18m) max
- Bathroom 10' 5" (3.18m) x 5' 5" (1.65m)



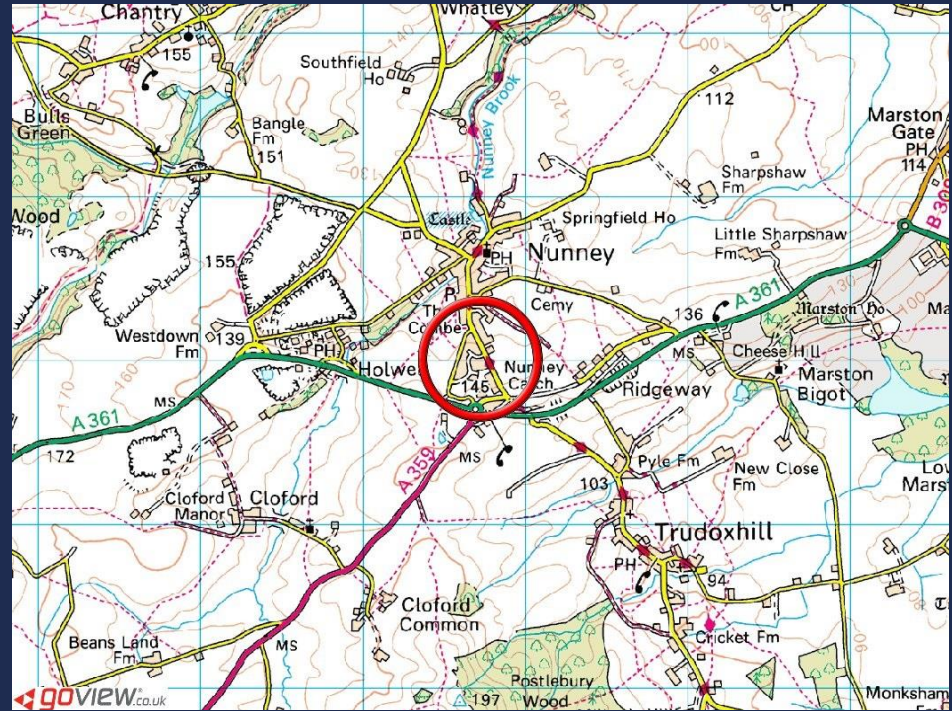
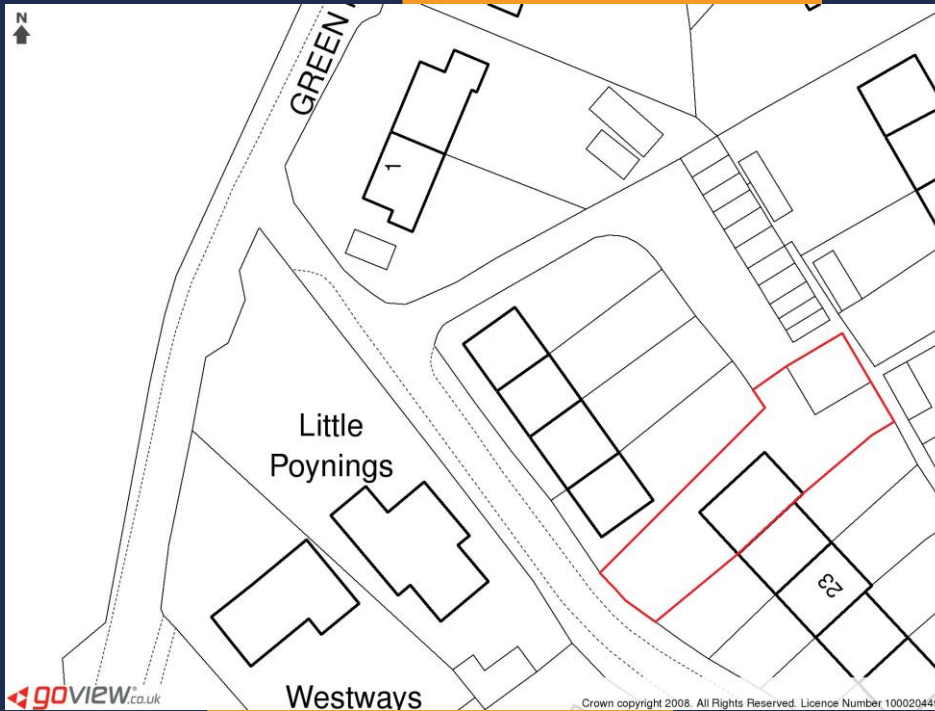


25 Flowerfield Nunney Nr Frome BA11 4NF

The Tenure is freehold

Mains Water, Drainage, Electricity & Oil are Connected

The Council Tax Band is B and is charged at £1,742.60 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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