





64 Ashtree Road  
Frome  
BA11 2SF

Guide Price £299,950

A completely unique combination of a bungalow and a house. The property was originally a two bedroom corner terraced, approximately 10 years ago the property was subject to a two storey rear extension with the ability to self-contain if possible and make a separate one bedroom house, with its own vehicular access at the rear. The original property would benefit from some cosmetic improvement but has a gas fired central heating system and double glazed windows and doors. Externally the garden is larger than you first think, best described by the map. There is an additional driveway parking space in front of the garage situated in a nearby block.



#### 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.*



- 1143 Sqft Split Level House
- Effectively a Two Bedroom Bungalow With A One Bedroom Attached House
- Extremely Versatile & Could Easily Accommodate A Dependent Relative
- The Original Accommodation Would Benefit from Cosmetic Upgrading
- Entrance Hallway, Living/Dining Room
- Kitchen, Shower Room
- Two Ground Floor Bedrooms, One First Floor Bedroom With En-Suite Bathroom
- Sitting Room With Woodburning Stove
- Plenty Of Garden With Double Gates At The Rear
- Gas CH, Double Glazed Windows, Garage In Block & Parking

- Living/Dining 21' 0" (6.4m) x 12' 8" (3.86m)
- Kitchen 9' 10" (3m) x 6' 7" (2.01m)
- Bedroom Two 12' 2" (3.71m) x 8' 11" (2.72m)
- Bedroom Three 12' 10" (3.91m) x 8' 11" (2.72m)
- Shower Room 6' 7" (2.01m) x 6' 3" (1.9m)
- Sitting Room 15' 8" (4.78m) x 12' 2" (3.71m)
- Bedroom One 12' 6" (3.81m) x 12' 0" (3.66m)
- En-Suite Bathroom 12' 2" (3.71m) x 6' 10" (2.08m) reducing to 3' 8" (1.12m)





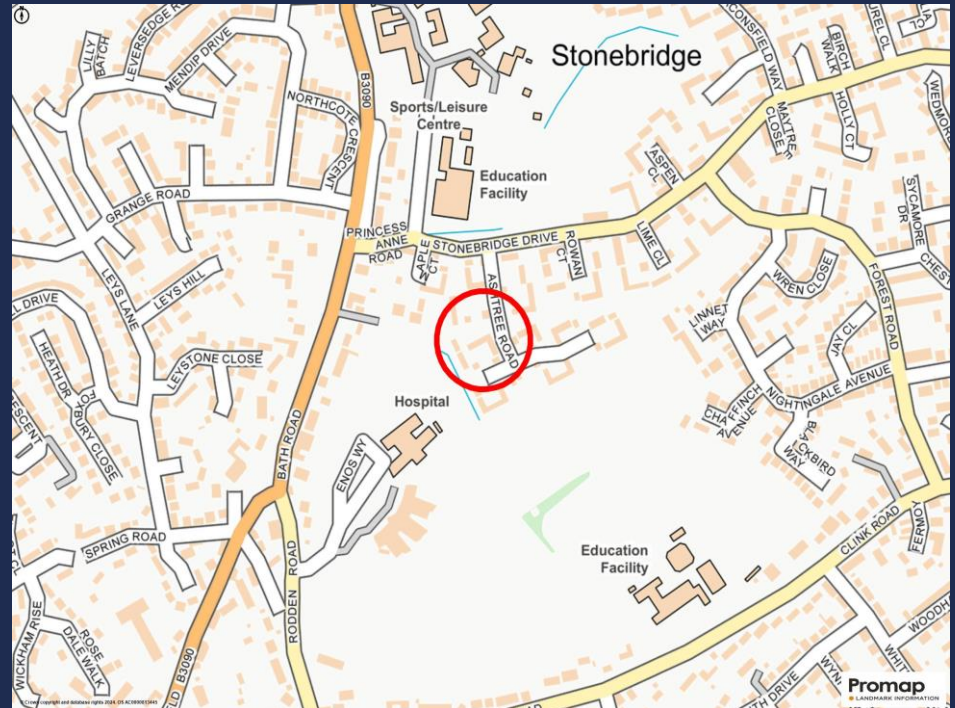


## 64 Ashtree Road Frome BA11 2SF

The Tenure is Freehold

All Main Services Are Connected

The Council Tax Band Is C and is currently charged at £2,122.78 with an improvement indicator 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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