





# 40 Stourton View Frome BA11 4DZ

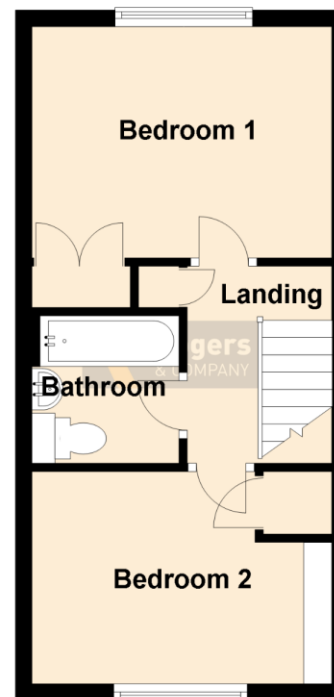
Guide Price £225,000

A two bedroom end terrace house located in a small no through road on the Southern side of town. The property has been updated by the current owner with a modern fitted kitchen and bathroom (with a window), along with double glazed windows and conservatory at the rear. The décor and floor coverings are in good condition with all the internal doors having been replaced. There is a modern Valliant gas fired combination boiler. The garden has been landscaped with a small decked area and a barked shrub area, all enclosed by wooden panel fencing. There is an attractive front lawn area along with a garage and parking in the nearby block.

**Ground Floor**  
Approx. 37.3 sq. metres (401.0 sq. feet)



**First Floor**  
Approx. 28.8 sq. metres (310.2 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 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.*



- 711sqft End Terraced House
- In Great Condition
- With A Modern Kitchen & Bathroom Fittings
- Conservatory
- Two Double Bedrooms
- Double Glazed Windows & Doors
- Gas Fired Central Heating With A Valliant Combination Boiler
- Enclosed Rear Garden & Open Plan Lawn At The Front
- Single Garage In Nearby Block & Driveway Parking
- Close To Local Shops & Amenities

- Kitchen 9' 10" (3m) x 8' 10" (2.69m) max
- Living/Dining Room 15' 11" (4.85m) x 11' 11" (3.63m)
- Conservatory 11' 9" (3.58m) x 7' 4" (2.24m)
- Bedroom One 11' 11" (3.63m) x 9' 2" (2.79m)
- Bedroom Two 11' 11" (3.63m) x 8' 5" (2.57m)
- Bathroom 5' 10" (1.78m) x 5' 10" (1.78m)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 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 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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