



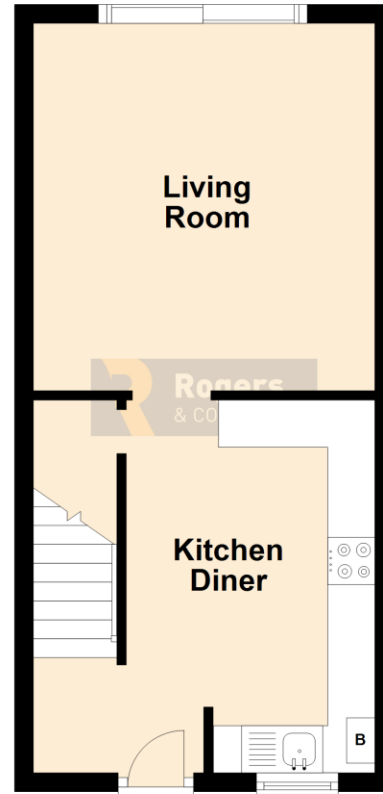
41 Stourton View Frome BA11 4DZ

Offers in excess of:
£230,000

A well presented two bedroom mid terraced house located in a small cul-de-sac on the Southern side of town. There are modern kitchen and bathroom fittings along with double glazed windows and a Worcester gas fired combination boiler. The décor and floor coverings are in good condition. The garden has been landscaped with a paved patio area and further lawn with a gated pathway, maintained by this property with access to the neighborhood garage block, with its single garage and parking. In addition there is a tarmac driveway at the front of the property providing parking for one vehicle.

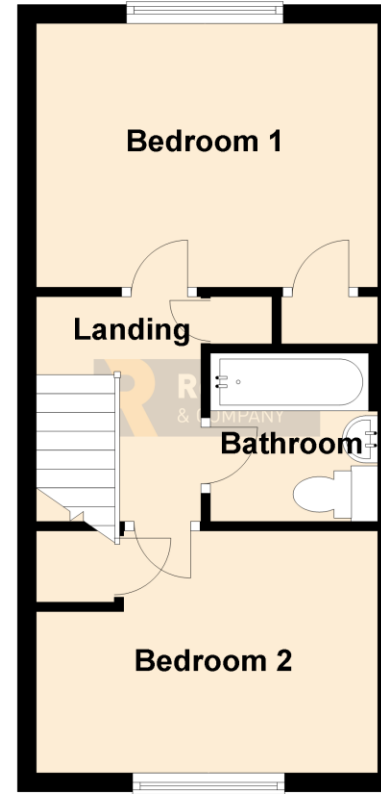
Ground Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



Total area: approx. 58.6 sq. metres (630.8 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.



- 630sqft End Terraced House
- Two Double Bedrooms
- Close to Amenities & Schooling With Open Fields Two Roads Away
- Well Presented
- Modern Kitchen & Bathroom
- Double Glazed Windows & Doors
- Gas Fired Central Heating With A Worcester Combination Boiler
- Enclosed Rear Garden Measuring 45 Foot
- Single Garage In Nearby Block With Parking Infront
- Additional Tarmac Driveway At The Front

- Kitchen Diner 13' 0" (3.96m) x 5' 9" (1.75m)
- Living/Dining Room 12' 0" (3.66m) x 12' 10" (3.91m)
- Bedroom One 12' 0" (3.66m) x 9' 2" (2.79m)
- Bedroom Two 12' 0" (3.66m) x 8' 4" (2.54m) max
- Bathroom 5' 11" (1.8m) x 5' 10" (1.78m)



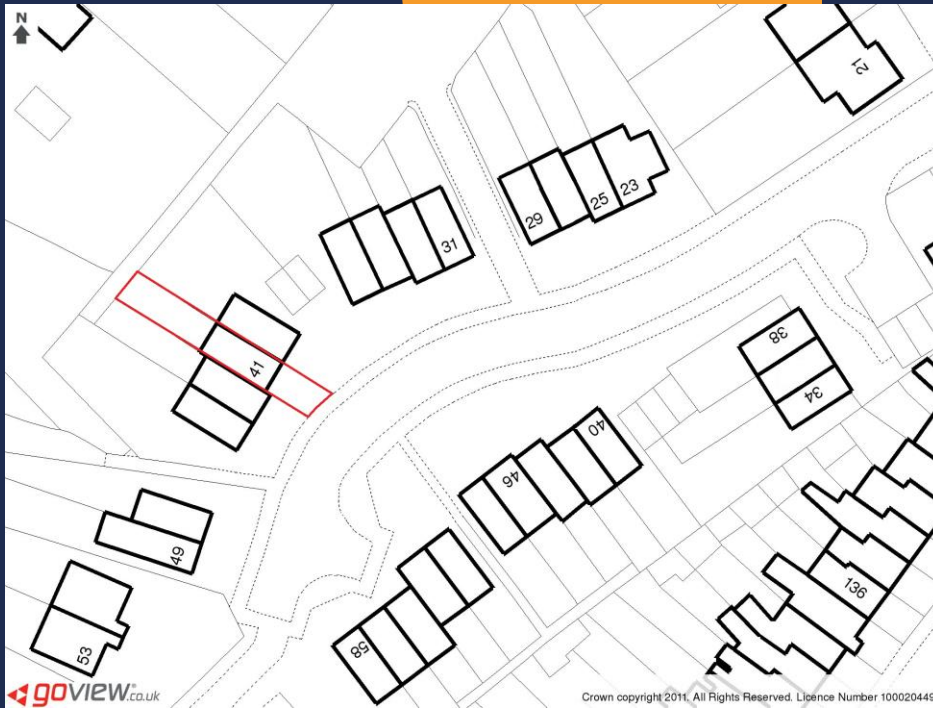
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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