



The Town House
Flat 2
52 Catherine Street
Frome
BA11 1DU

Guide Price £150,000

Converted in 2001 from a former department store in the sought after artisan district of St Catherine's comes this deceptively roomy, mews style flat. In need of complete improvement throughout. The accommodation benefits from three double bedrooms and an en-suite shower room. The main bathroom is a terrific size and currently houses a large shower enclosure, a corner bath, WC and basin, along with a large airing cupboard and two high level windows. The front door is accessed through the large double gates on Catherine Street with an entrance hallway, living room at the front with the large picture window and the kitchen at the rear. There is a gas fired central heating system with a combination boiler.



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 been 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.

- 1050Sqft Period Town Centre Conversion
- Offering Spacious Accommodation Over Two Floors
- In Need Of Improvement Throughout
- 16' Living Room With Picture Window Onto Catherine Street
- Three Double Bedrooms
- En-Suite Shower Room
- Large Bathroom With Four Piece Suite
- Gas Fired Central Heating
- Plenty of Storage
- Vacant Possession

- Living Room 16' 6" (5.03m) x 13' 8" (4.17m) reducing to 11' 3" (3.43m)
- Kitchen 12' 6" (3.81m) x 6' 11" (2.11m)
- Bedroom One 11' 6" (3.51m) average x 11' 4" (3.45m) average
- En-Suite Shower Room 5' 4" (1.63m) x 4' 2" (1.27m)
- Bedroom Two 16' 1" (4.9m) x 9' 1" (2.77m)
- Bedroom Three 11' 7" (3.53m) x 10' 2" (3.1m)
- Bathroom 12' 11" (3.94m) x 6' 4" (1.93m)



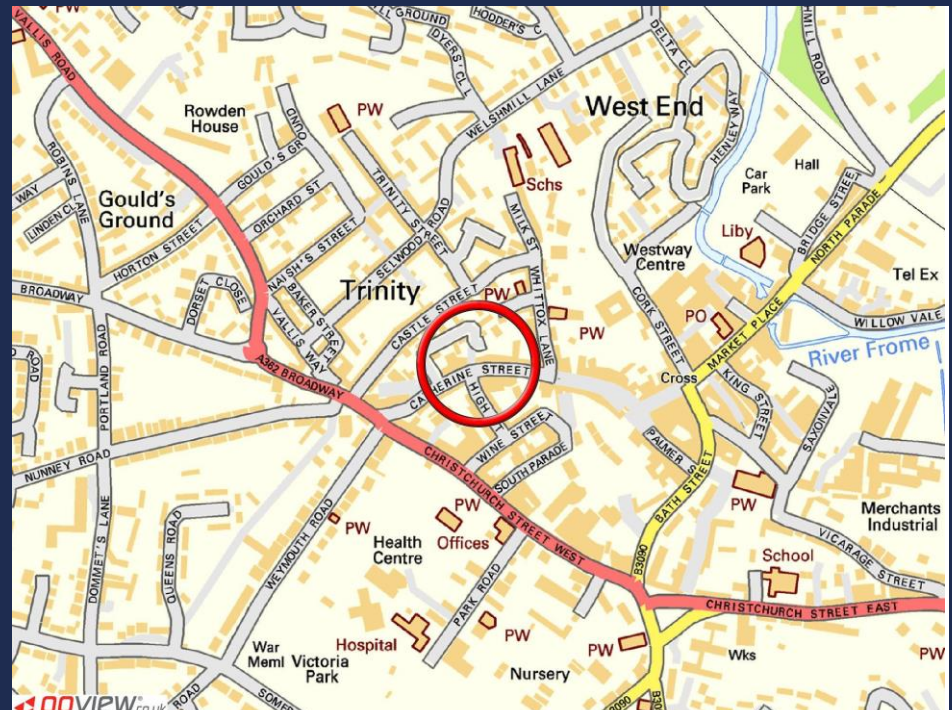
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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The tenure is leasehold with the remainder of a 999 year lease from 2001. The ground rent is £100.00 per annum. There is an annual maintenance charge of approximately £900.00 which includes the buildings insurance, annual fire system service and the maintenance of external and communal areas.

All Main 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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