



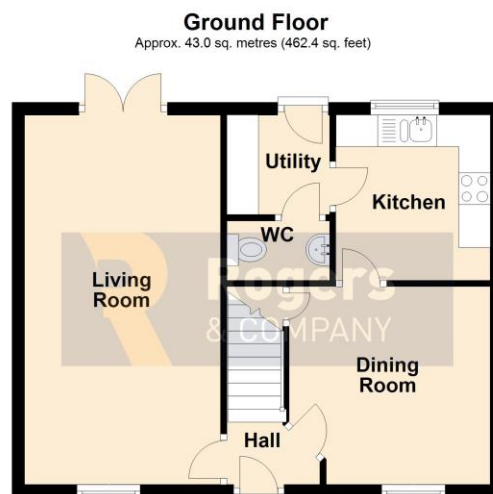
25 Ellworthy Court Frome BA11 5HT

Guide Price £325,000

Located in this small residential development on the Western fringe of the town, this well-designed home has accommodation including: entrance hall, 19' living room with French doors to the rear, a separate dining room which leads to the kitchen, this room has matching wall & base units, oven & hob. There is a small utility room and downstairs WC. The first floor has a landing with a walk in airing cupboard, that houses the modern Ideal Vogue combination boiler. The master bedroom has a built-in double wardrobe and an en-suite shower room (with a window). The second bedroom has another built in wardrobe and the third will work well as a single. The family bathroom has the original white suite.

The single garage is to the rear with loft storage and additional parking to the front.

The rear westerly facing garden is laid to grass with path leading to the rear gate.



Total area: approx. 86.0 sq. metres (925.3 sq. feet)

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.



- 925 sqft Double Fronted Detached House
- Three Bedrooms
- En-Suite Shower Room
- 19' Living Room
- Separate Dining Room
- Fitted Kitchen, Utility Room & Cloakroom
- Garage & Parking At Rear Of The Garden
- Enclosed Walled Garden
- Modern Gas Central Heating With Recently Installed Combination Boiler
- Vacant Possession

- Living Room 19' 3" (5.87m) x 10' 0" (3.05m)
- Dining Room 10' 3" (3.12m) x 10' 0" (3.05m)
- Kitchen 8' 7" (2.62m) x 8' 0" (2.44m)
- Utility Room 5' 4" (1.63m) x 5' 2" (1.57m)
- Bedroom One 10' 5" (3.18m) x 11' 2" (3.4m) reducing to 9' 1" (2.77m)
- Bedroom Two 11' 9" (3.58m) x 10' 4" (3.15m)
- Bedroom Three 7' 2" (2.18m) x 11' 3" (3.43m) narrowing to 6' 11" (2.11m)
- Bathroom 9' 4" (2.84m) max x 4' 10" (1.47m)



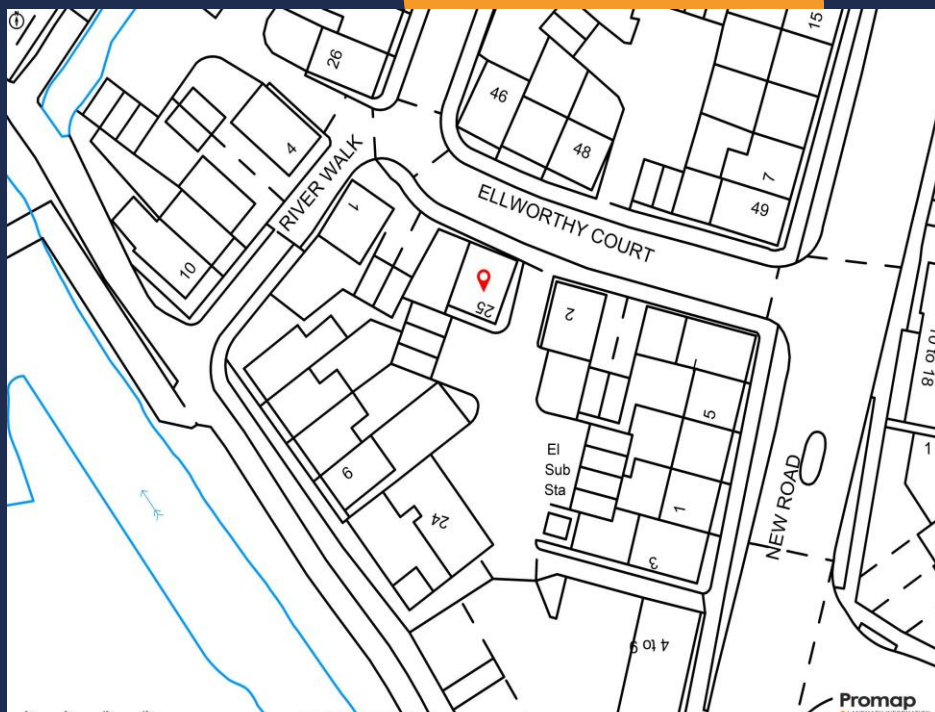
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is Freehold with an annual development charge which is paid twice yearly and between £75-£95.

All Main Services are Connected.

The Council Tax Band is C and is charged at £2,269.95 for 2025/26



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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