

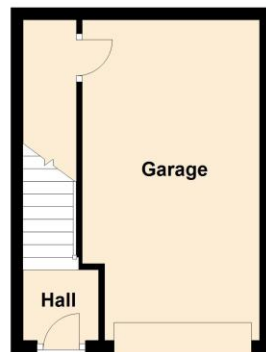


3 Railway Walk Frome Somerset BA11 1GD

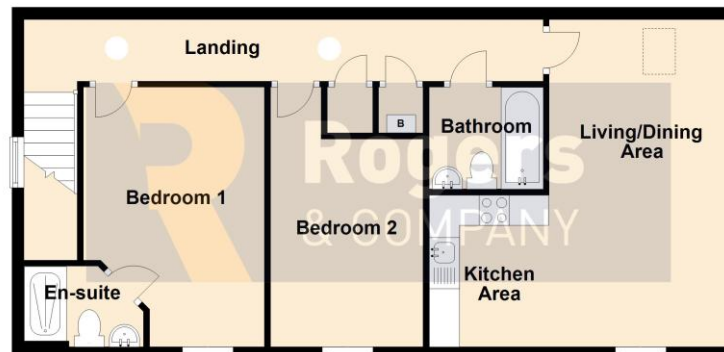
Guide Price £225,000

A superb alternative if you don't want to live in a communal block of apartments or have the upkeep and maintenance of a house. With an en-suite main bedroom (in addition to the bathroom), a stylish living/dining/kitchen, a large single garage and driveway parking. All within walking distance of the centre of town. Built in 2012 by renowned developers Bloor homes with its own front door on the ground floor leading to the landing with two very modern 'sun tubes' providing daytime light. There is plenty of storage with two bedrooms, (the main with an en-suite shower room), the main bathroom and the living/dining/kitchen including a built in fridge freezer, oven, hob and extractor with an electric remote controlled Velux window at the rear. A smart freehold dwelling within easy walking distance of the town centre and the train station.

Ground Floor



First Floor



Total area: approx. 85.0 sq. metres (914.6 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 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.



- 914Sqft (including the garage) Detached Coach House
- Popular Trinity Park Built in 2012
- Close To Town & Train Station
- Two Bedrooms, Main En-Suite
- Open Plan Living/Dining/Kitchen
- Gas Fired Central Heating
- Double Glazed Windows
- Large Single Garage With Power, Light & Water Connected
- Driveway Parking Space
- Internal Viewing Strongly Advised

- Living/Dining Area 17' 6" (5.33m) x 10' 0" (3.05m)
- Kitchen Area 8' 1" (2.46m) x 7' 1" (2.16m)
- Bedroom One 13' 11" (4.24m) max x 9' 10" (3m) max
- Bedroom Two 11' 6" (3.51m) x 8' 4" (2.54m)
- Bathroom 6' 2" (1.88m) x 5' 7" (1.7m)



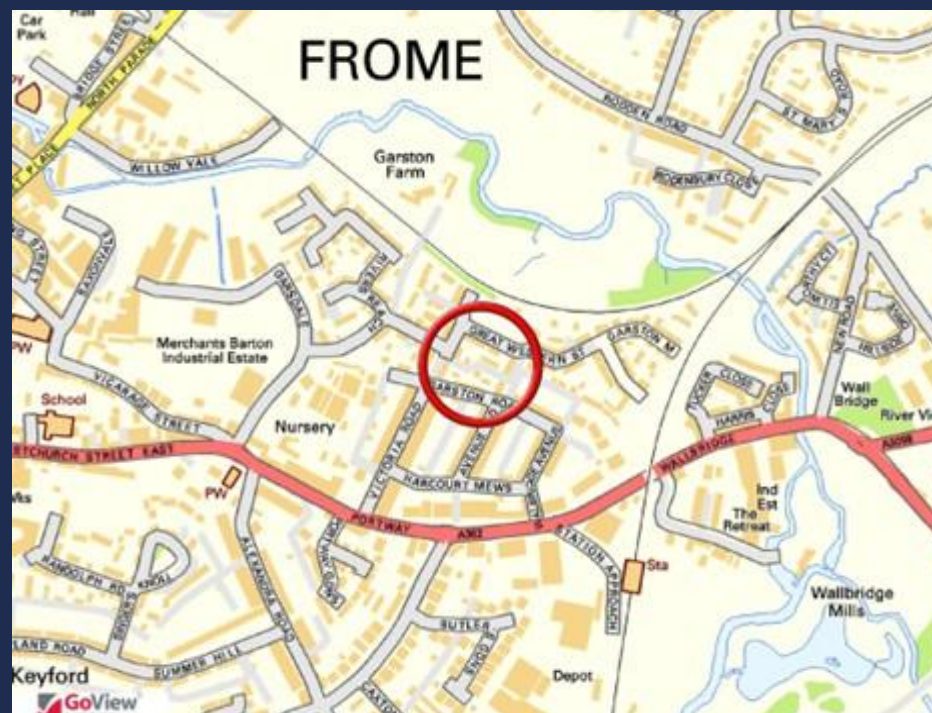
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is Freehold with an annual development charge of approximately £250 per annum. The other garages are on long leaseholds with a peppercorn ground rent due.

Electricity, Gas, Mains Water and Drainage are connected

The Council Tax Band is B and is charged at £1,986.20 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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