

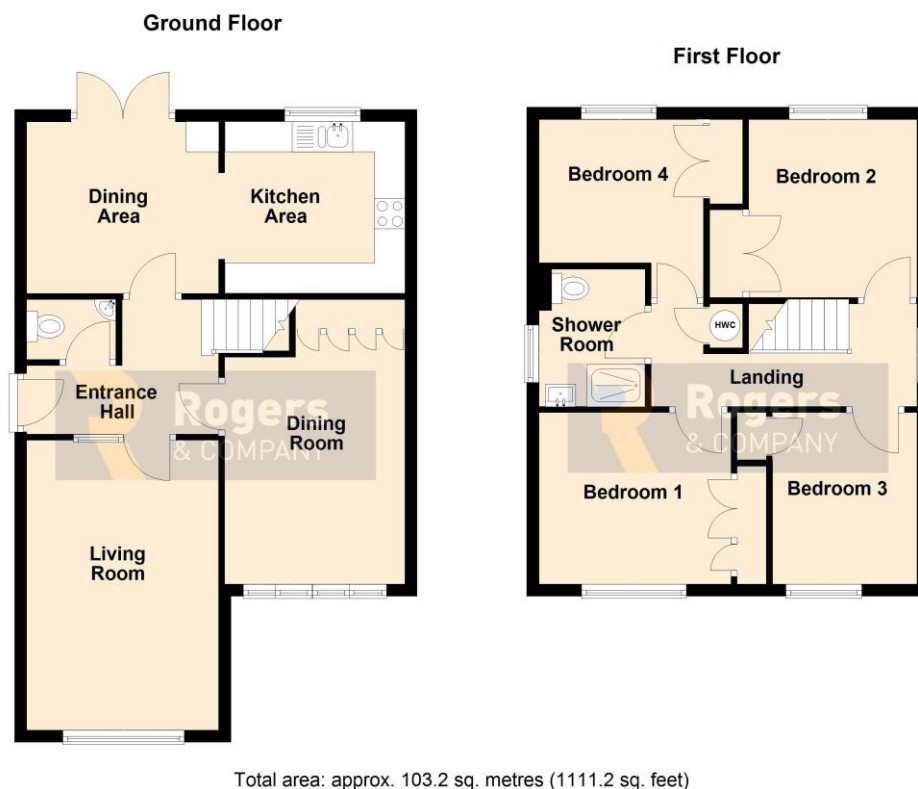




# 61 Upper Whatcombe Frome BA11 3SA

Guide Price £375,000

A very well presented four bedroom detached house located on the 'leafy' 1980's Whatcombe development. Built by Westbury Homes with plenty of greenery around it including the community owned Whatcombe fields that lead onto Valley Vale with all of its woods, river and walks. The front door can be found on the side of the building leading into the entrance hallway with a downstairs WC, a door into the converted integral garage, which now makes a sensible dining room with plenty of cupboard storage. The living room is at the front of the house with a kitchen/dining room at the rear with double doors out to the really pleasant, tiered garden with the benefit of recent preventative structural works. On the first floor there are four bedrooms and a modern shower room. There is a gas fired central heating system with and double-glazed windows and doors.



## 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.*



- 1111 Sqft Detached House
- Popular 1980's Development
- Close To Fields With Plenty Of Greenery Around
- In Great Decorative Order
- Four Bedrooms
- Open Plan Kitchen/Dining Room
- Living Room, Dining Room & Downstairs WC
- Modern Shower Room Suite
- Enclosed Rear Garden
- Driveway Parking

- Living Room 15' 8" (4.78m) x 10' 5" (3.18m)
- Kitchen Area 9' 9" (2.97m) x 8' 7" (2.62m)
- Dining Area 10' 2" (3.1m) x 8' 7" (2.62m)
- Dining Room 13' 6" (4.11m) x 9' 1" (2.77m)
- Bedroom One 10' 11" (3.33m) x 10' 8" (3.25m)
- Bedroom Two 9' 5" (2.87m) x 9' 1" (2.77m)
- Bedroom Three 9' 11" (3.02m) x 7' 2" (2.18m)
- Bedroom Four 8' 3" (2.51m) x 7' 8" (2.34m)
- Shower Room 6' 11" (2.11m) x 5' 7" (1.7m)





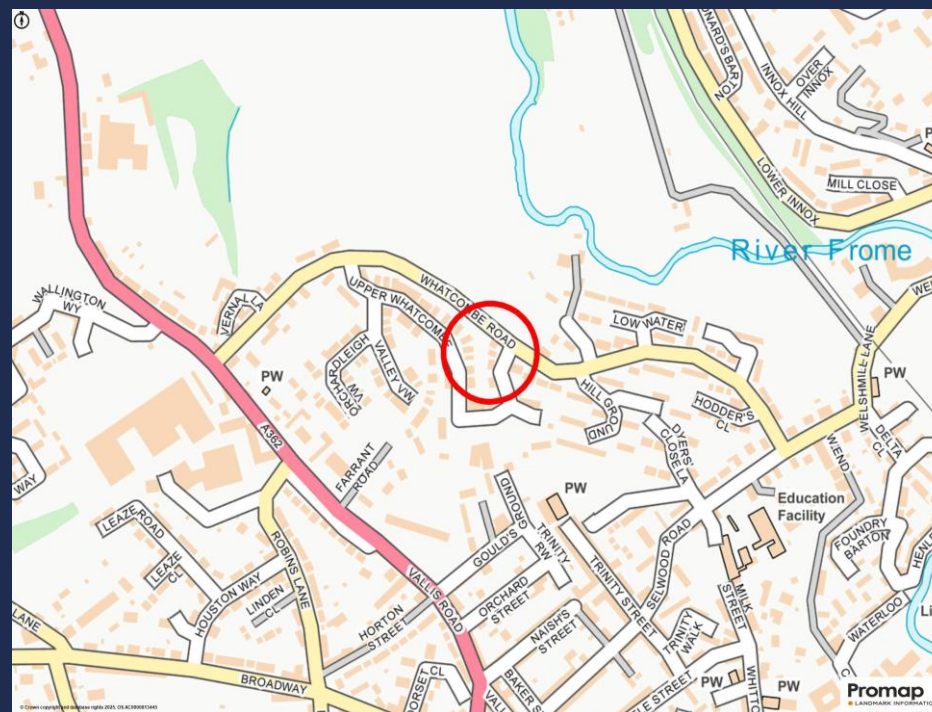
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 <b>B</b>
69-80	<b>C</b>	73 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 61 Upper Whatcombe Frome BA11 3SA

The tenure is Freehold

Gas, electricity, mains water and drainage are connected.

The Council Tax Band is D and is charged at £2,553.69 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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