

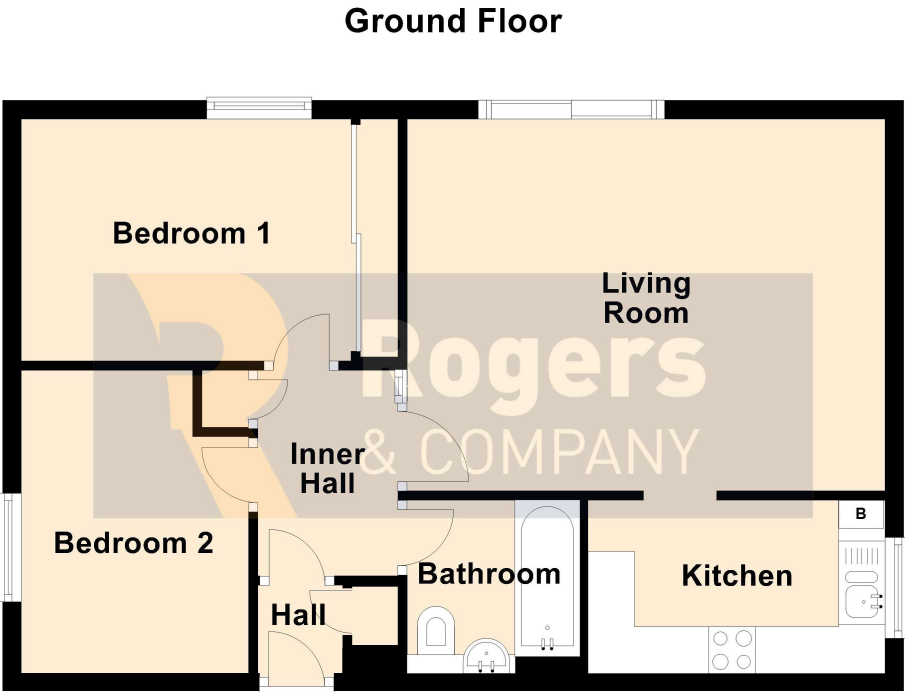




38 Ashtree Road  
Frome  
BA11 2SF

Guide Price £150,000

A great design of two bedroom ground floor apartment with a lot going for it. Offered for sale with a tenant in situ, the flat is 'rental compliant' with modern gas central heating and upto date EICR electrical report. These particular flats are built with block and beam floors, meaning it's excellent for sound insulation (the walls are brick too). Both bedrooms have fitted wardrobes, the bathroom is a modern white suite, the kitchen has plenty of cupboard space and the living room can easily accommodate a dining table too. All the windows are double glazed, with gas fired central heating to radiators. Outside there is a single garage in the nearby residents block with neighbourhood parking available. This building has been the subject of some recent external rendering by the management company, making this red brick build more '2025 than 1979'. The local shops, leisure centre, health centre and hospital are just a short walk away with plenty of schooling nearby too.



Total area: approx. 55.3 sq. metres (595.3 sq. feet)

Residential Sales

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Commercial Sales and Leasing

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- 595 Sqft Ground Floor Apartment, Sold As An Investment With Tenant In Situ
- Purpose Built On Bath Side Of Town
- Yards From Leisure Centre and Local Shops
- With A Bus Stop Less than 200 Yards From the Front Door
- Two Double Bedrooms, Both With Built In Wardrobes
- Large Living/Dining Room With Patio Doors Out to The Garden
- Fitted Kitchen
- Modern Bathroom
- Gas Central Heating With Modern Combination Boiler & Double Glazing
- Single Garage, Communal Gardens and Residents Parking Area

- Living/Dining Room 16' 10" (5.13m) x 13' 1" (3.99m)
- Kitchen 10' 5" (3.18m) x 6' 1" (1.85m)
- Bedroom One 11' 11" (3.63m) x 8' 1" (2.46m)
- Bedroom Two 11' 0" (3.35m) x 8' 0" (2.44m)
- Bathroom 6' 1" (1.85m) x 6' 1" (1.85m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 38 Ashtree Road Frome BA11 2SF

The tenure is leasehold with a 999 year lease from 1979. The annual ground rent is £36 per annum with an annual insurance premium of approximately £180 and annual maintenance of £760, which works out at approximately £82 per month.

Electricity, gas, mains water and drainage are connected.

The council tax band is A and is charged at £1,702.47 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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