



Guide Price £239,950

Offered for sale for the first time since it was built in 2003 is one of a pair of two houses, just a short stroll from the centre of town with the benefit of secure allocated parking. The house has an entrance hallway, with a downstairs WC, fitted kitchen and living/dining room. The first floor has two large single (or small doubles) bedrooms and an additional shower room with the main bedroom and shower room on the first floor. Outside there is a courtyard with gated access to the rear parking space.



Total area: approx. 85.7 sq. metres (922.7 sq. feet)

9 |] e ZRUSIO | RlaS' dloS'laY Sg | tbaWlaQ | c'AS'Za
e Wla'Q | | TlaS | QsIO | Rl' |] hbaWlaM | f' OYStbaWla
RS'AO'f' S | hbaQ' | f' WROPZSt | Qs'ke Wla'Z QOZ
Y |] e ZRUSIO'f' | Sald'baWlaQ | | TlaS | Qs'q | tbaQ' | tbaQ'
OPZSt | t' TTS'Wla'SlaS' dloS'q | tSt'AS'Qb'
9 |] e WUlb'SldOZ'S | Tg | c'IV | f' SldadS' g'
RWla'Z h' f' SRbaQ' tcaWUlaQ' | c'IS'AS' | b' | Qs'
O | RWla'b' ORSt |] ZatoO'WOPZSt | tca | WUlaMSt
g' | c'StSIPSalbQVO | tSt' | TQO'WldWUlb'S
U'SobSalb' WSt |] b' | Qs' | f' |] a'baC'baWOPZSt
Pc'S | WUlb'WlaS't'Q' | Stb'Obte | 'Yate Wla'g | c'Z

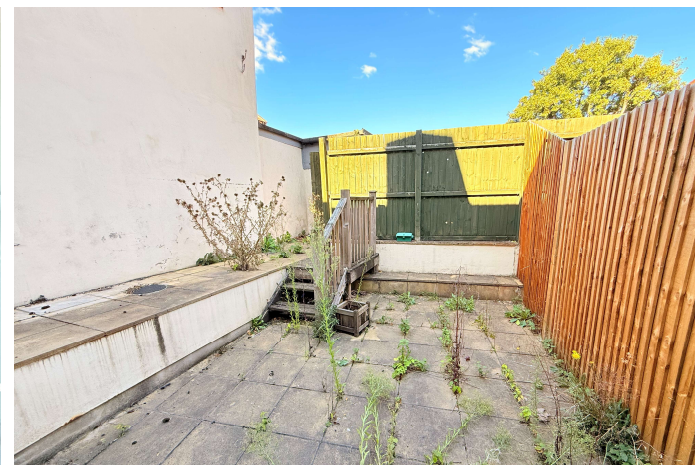
Residential Lettings

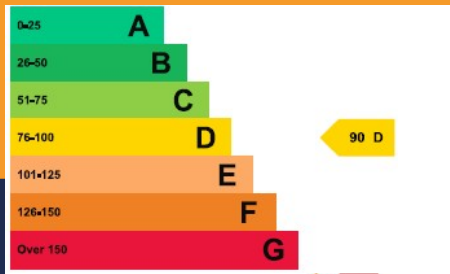
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 Pʉ Vʉaʰ OZʉOʰ RʉZʉ UStʉ] UʉOʰ WʉOʉWʉ aʰtʰE Stʰ
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- 922 Sqft Townhouse
- Short Walking Distance To Town Centre
- Electronic Gated Residents Parking Area With Allocated Space
- In Need Of Some Cosmetic Improvements
- Living Room, Kitchen
- Downstairs WC, First & Second Floor Shower Rooms
- Two First Floor Bedrooms and Top Floor Main Bedroom
- Enclosed Rear Courtyard
- Allocated Parking In Secure Residents Car Park
- Gas Fired Central Heating

- Living Room 16' 10" (5.13m) x 10' 1" (3.07m)
- Kitchen 9' 6" (2.9m) x 8' 6" (2.59m)
- Bedroom Two 9' 7" (2.92m) x 8' 7" (2.62m)
- Bedroom Three 9' 7" (2.92m) x 8' 5" (2.57m)
- Shower Room 5' 11" (1.8m) x 4' 11" (1.5m)
- Bedroom One 15' 7" (4.75m) x 9' 8" (2.95m)
- Shower Room 7' 2" (2.18m) x 6' 7" (2.01m)



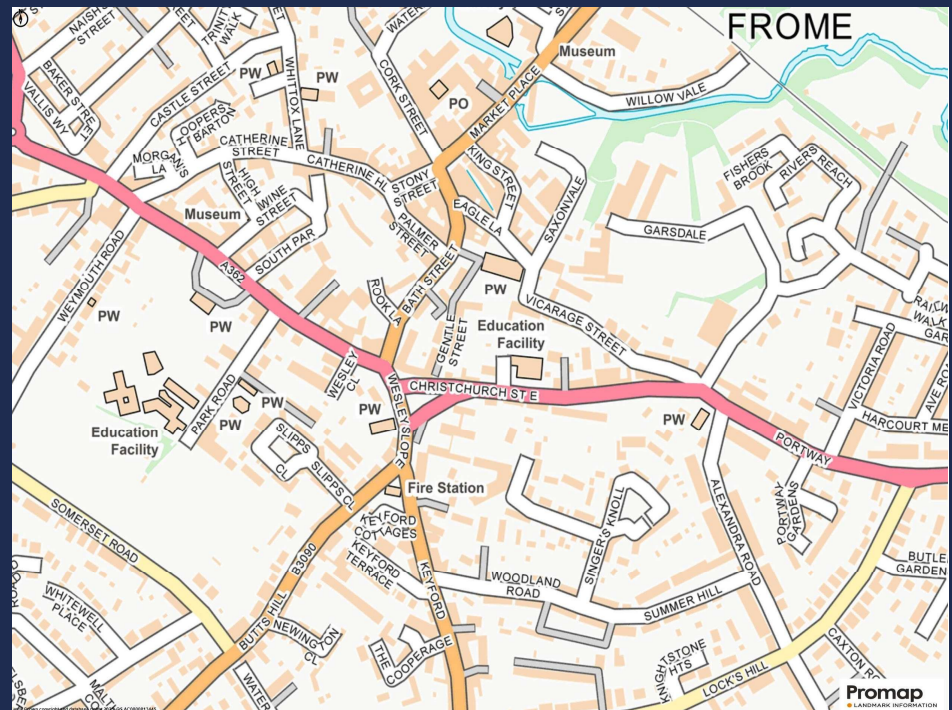
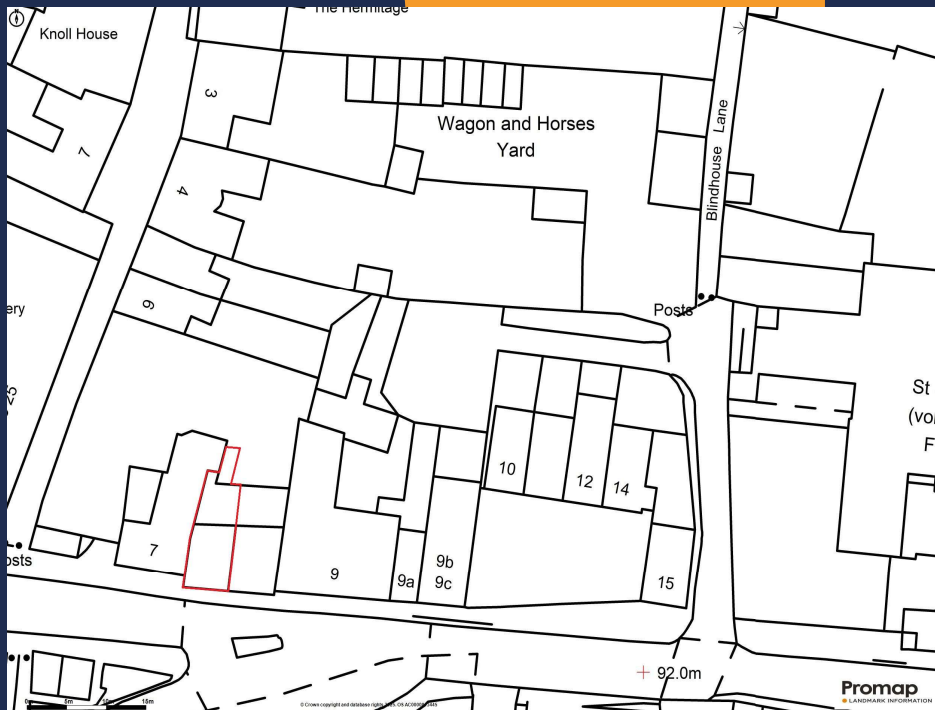


8 Christchurch Street East Frome BA11 1QB

The tenure is freehold with a Leasehold parking space. There is a management due to cover the maintenance of the residents car park and the electronic gates.

All Main services 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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