



56 Westover
Critchill
Frome
BA11 4HS

Guide Price £310,000

A thoughtfully redesigned and improved semi-detached bungalow, situated on the northern fringe of this popular residential development.

The property has been enhanced to create a superb open-plan living space, with the rear living room flowing into the modern kitchen and opening directly onto the enclosed rear garden. Further improvements include an extended bathroom, now featuring both a full-size bath and a separate walk-in shower. There are also two well-proportioned double bedrooms, and a generous driveway providing ample off-road parking.

Conveniently located, the property is just a short walk from a local parade of shops and the regular Sainsbury's to Bath bus service which passes through the town, offering excellent transport links and easy access to nearby amenities.

Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 62.8 sq. metres (675.9 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.



- Redesigned And Improved 675 Sqft Semi-Detached Bungalow
- Sought-After Position On The Northern Fringe Of A Popular Residential Development
- Spacious Open-Plan Living Room And Modern Fitted Kitchen
- Living Area With Direct Access To The Enclosed Rear Garden
- Extended Bathroom With A Full-Size Bath And Separate Walk-In Shower
- Two Well-Proportioned Double Bedrooms
- Generous Driveway Providing Ample Off-Road Parking
- Gas Central Heating And Double Glazing
- Within Easy Walking Distance Of A Local Parade Of Shops
- Excellent Transport Links With The Regular Sainsbury's To Bath Bus Service Passing Through The Town

- Reception Room 16'6" (5.05m) x 13'5" (4.11m)
- Kitchen Area 12'6" (3.84m) x 7'5" (2.28m)
- Bedroom One 12'5" (3.81m) x 12'6" (3.84m)
- Bedroom Two 13'0" (3.96m) x 7'9" (2.40m)
- Bathroom 9'0" (2.74m) x 5'8" (1.76m)
- Garage 8'10" (2.46m) x 17'03" (5.19m)
- Rear Garden 26'04" (7.93m) x 35'05" (10.68m)



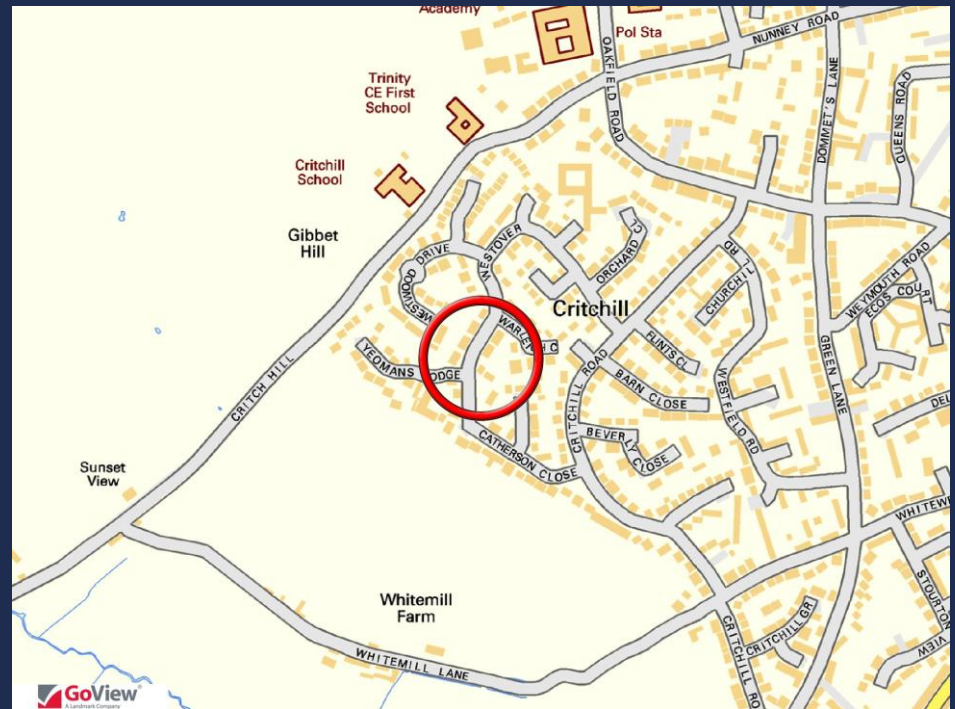
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Tenure is Freehold

Mains Services All Mains Services are Connected

The Council Tax Band is C and is charged at £2,388.16 for 2026/27



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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