

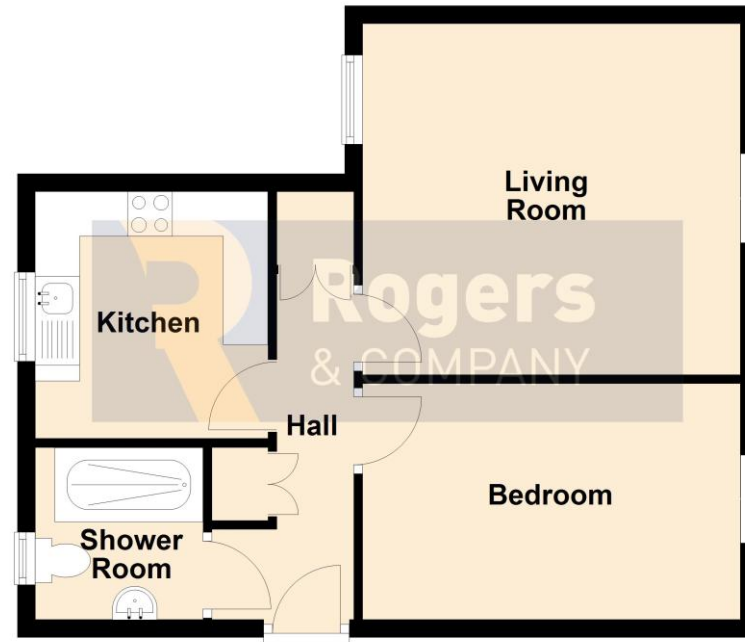


Flat 11  
Gerald Quick House  
Wesley Close  
Wanstrow  
BA4 4TX

Guide Price £115,000

A generous one bedroom first floor apartment located in a small block of four (including this one) similar properties, overlooking open countryside on the edge of Wanstrow, just under 6 miles to Frome and 5 miles to Bruton. The property is offered for sale with no onward chain with a pleasant outlook from every window with one in every room. Plenty of cupboard storage with a generous living room, double bedroom, shower room and a sensible sized kitchen. All on the first floor with only one 'attached' neighbour underneath.

### First Floor



Total area: approx. 46.1 sq. metres (495.8 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.*



- 495 Sqft First Floor Flat
- Quiet Little Spot Bordering Fields
- In A Little Rural Village Between Frome & Bruton
- Plenty Of Natural Light With Windows In Every Room
- Dual Aspect Living Room
- Tidy Kitchen & Bathroom Fittings
- Electric Heating
- Double Glazed Windows
- Communal Gardens
- One Allocated Parking Space

- Living Room 13' 11" (4.24m) x 12' 11" (3.94m)
- Kitchen 9' 1" (2.77m) x 8' 6" (2.59m)
- Bedroom 13' 11" (4.24m) x 8' 8" (2.64m)
- Shower Room 6' 4" (1.93m) x 6' 2" (1.88m)



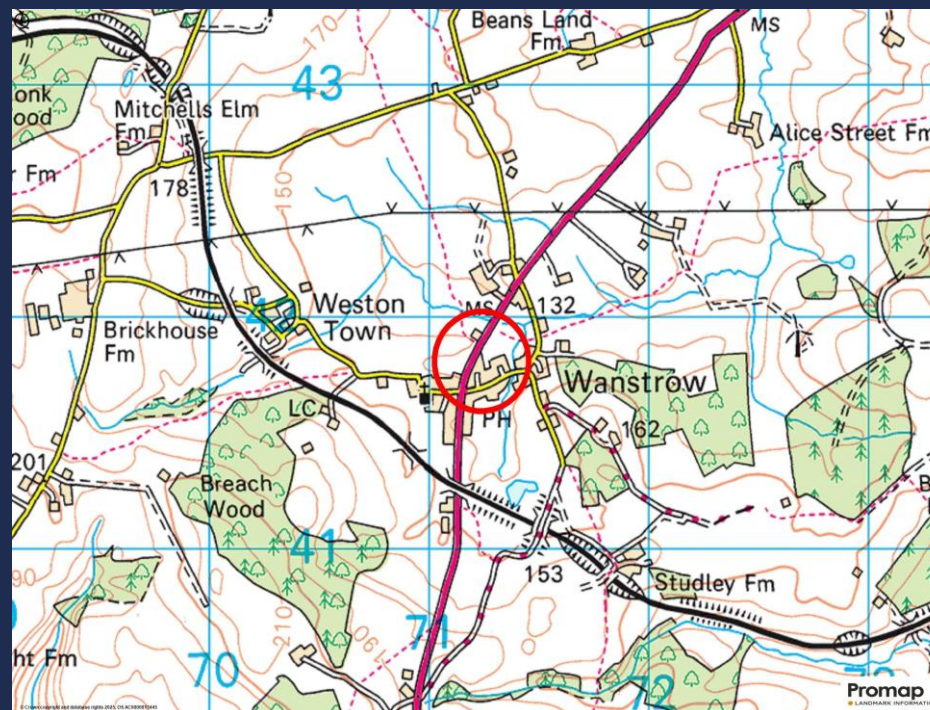
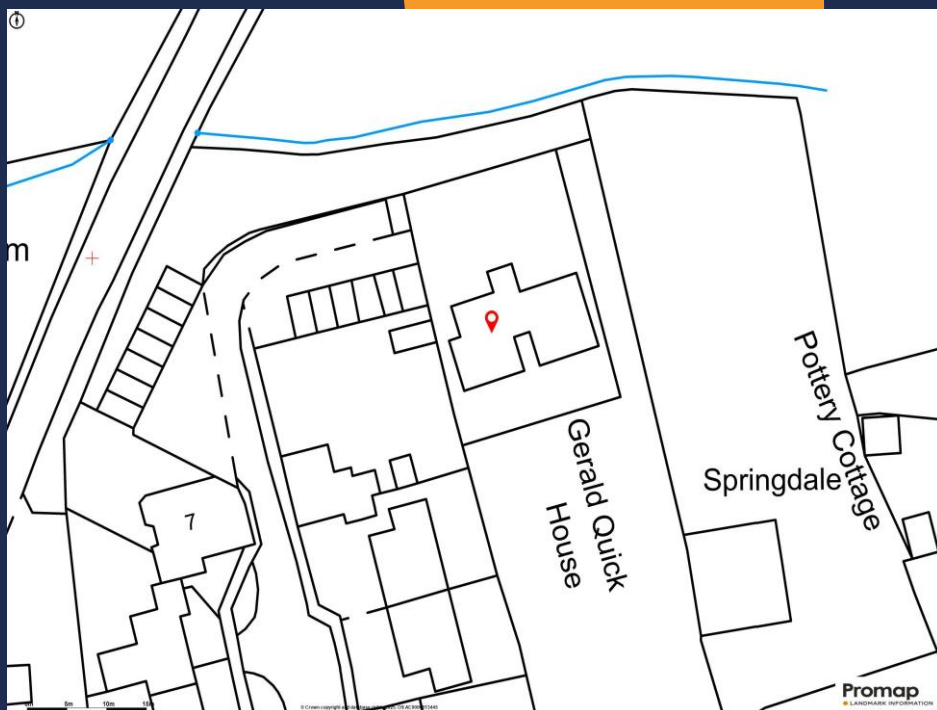
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Flat 11 Gerald Quick House Wesley Close Wanstrow BA4 4TX

The property will be subject to a brand new 125 year lease with a peppercorn ground rent. The management fees are on an ad hoc basis with ¼ of the running costs of the building payable to the current freehold for this flat.

Electricity, Mains Water and Drainage are connected

The Council Tax Band is A and is charged at £1,535.68 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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