



# 2 Heath Drive

Frome

BA11 2LY

Guide Price £299,950

A lovely and hugely improved two bedroom semi-detached bungalow. Located on the edge of a popular cul-de-sac within a 10 minute (and fairly level) walk to the centre of town. The property is in excellent order and has the benefit of a modern gas fired central heating system, double glazed windows and doors along with a modern, contemporary kitchen/diner and recently installed shower room. The décor is tasteful, with two bedrooms at the rear, one with a door into the conservatory. The gardens are landscaped with ease of maintenance in mind. The garage has been partially converted into a garden office with the remainder used as a store with an up and over door and a driveway in front.

## Ground Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



Total area: approx. 63.0 sq. metres (678.5 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.*

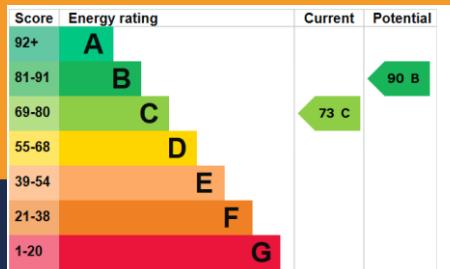
## Commercial Sales and Leasing

*Having been one of the main local commercial agents in the town; over the past decade; we have been 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.*

- 678 Sqft Semi-Detached Bungalow
- Beautifully Presented & Much Improved Throughout
- Vacant Possession, Ready to Move Into
- Contemporary Kitchen/Dining Room
- Two Bedrooms & Conservatory
- Recently Fitted Shower Room
- Modern Gas Fired Central Heating
- Double Glazed Windows & Doors
- Landscaped Gardens To Three Sides
- Garden Office, Garage Store & Driveway Parking

- Living Room 15' 11" (4.85m) x 11' 6" (3.51m)
- Kitchen/Dining Room 16' 0" (4.88m) x 7' 4" (2.24m)
- Bedroom One 11' 6" (3.51m) x 10' 3" (3.12m)
- Conservatory 9' 0" (2.74m) x 6' 3" (1.9m)
- Bedroom Two 8' 9" (2.67m) x 8' 7" (2.62m)
- Shower Room 5' 9" (1.75m) x 5' 4" (1.63m)
- Garden Office 7' 10" (2.39m) x 7' 5" (2.26m)
- Garage Store 8' 1" (2.46m) x 8' 0" (2.44m)



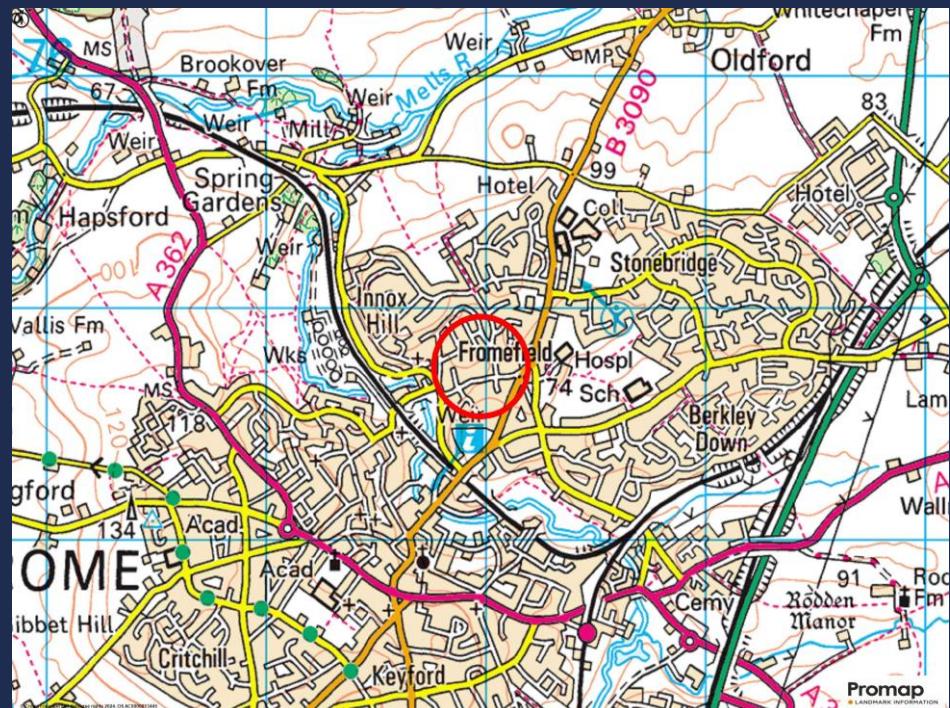


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The tenure is freehold

All Main services are connected

The Council Tax Band is C and is charged at £2,269.95 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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