



Flat 1
North End House
14 Bridge Street
Frome
Somerset
BA11 1BB

Guide Price £209,500

Offering an excellent 814 Sqft of accommodation, this spacious ground floor garden flat combines generous proportions with modern convenience and the added benefit of private outside space.

The well-appointed interior includes two useful storage rooms, a modern bathroom with bath and electric shower and a contemporary fitted kitchen with integral dishwasher, fridge, oven and hob

The generous bedroom provides ample space for wardrobes and a dressing area, while the well-proportioned reception room offers plenty of room for both living and dining space.

Further benefits include digital electric radiators, double-glazed windows and a double-glazed door.

An attractive and spacious home offering an excellent combination of town centre convenience, modern living and private outdoor space.



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.

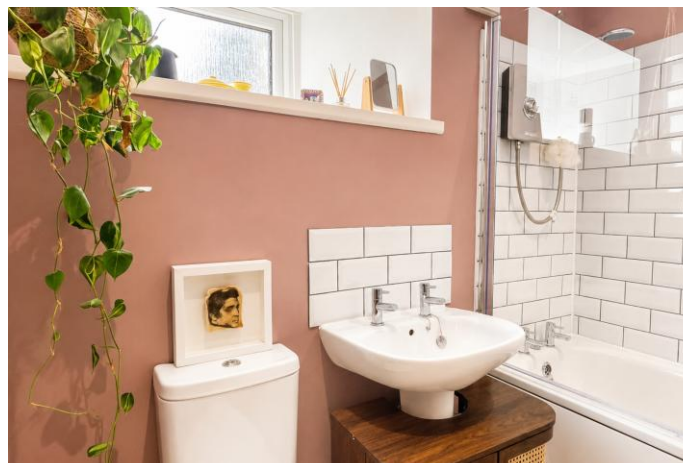
Commercial Sales and Leasing

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.



- Spacious 814 Sqft Ground Floor Garden Flat
- Generous Double Bedroom With Fitted Wardrobe And Dressing Area
- Well-Proportioned Reception Room With Space For Dining
- Contemporary Fitted Kitchen With Integrated Appliances
- Modern Bathroom With Bath And Electric Shower
- Study Room And Utility Room
- Double-Glazed Windows And Front Door
- Digital Electric Radiators Throughout
- Private Outside Space With Front And Rear Garden Areas
- Ideally Located In The Heart Of The Town Centre

- Study 6' 2" (1.88m) x 3' 0" (0.91m)
- Utility Room 6' 6" (1.98m) x 6' 2" (1.88m)
- Bathroom 7' 2" (2.18m) x 6' 3" (1.9m)
- Kitchen 13' 1" (3.99m) reducing to 9' 11" (3.02m) x 5' 9" (1.75m)
- Bedroom 15' 3" (4.65m) x 10' 5" (3.18m)
- Living Room 17' 8" (5.38m) x 15' 4" (4.67m)



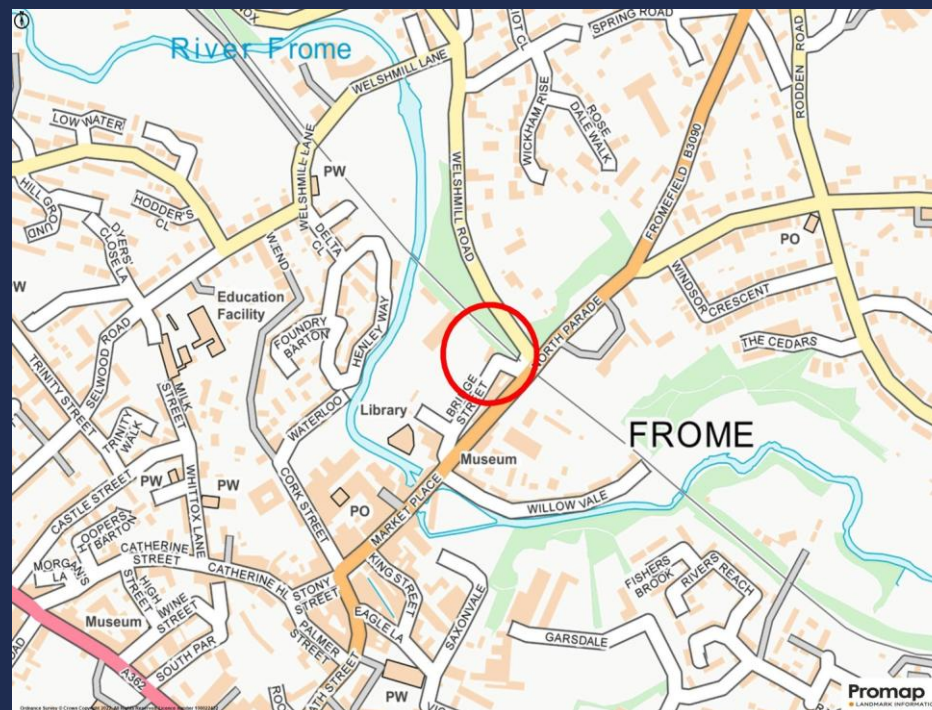
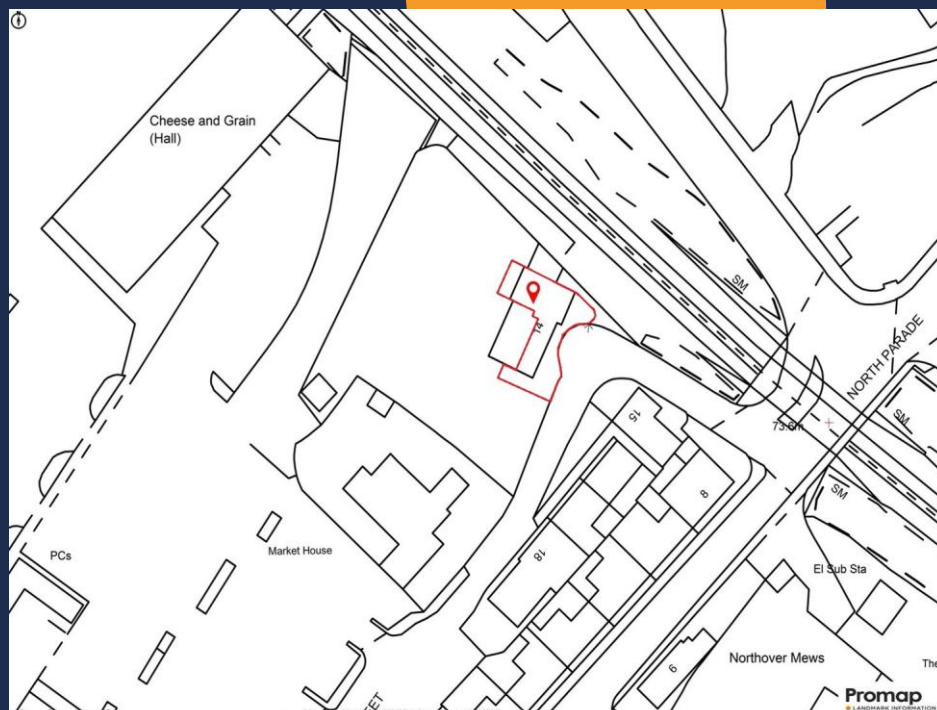
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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The tenure leasehold with a 999 year lease from 2024, with a share of the freehold and a monthly contribution of £100.00 which includes the building insurance.

Water, mains drainage and electricity are connected.

The Council Tax Band is A and is charged at £1,791.11 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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