

Rogers
& COMPANY

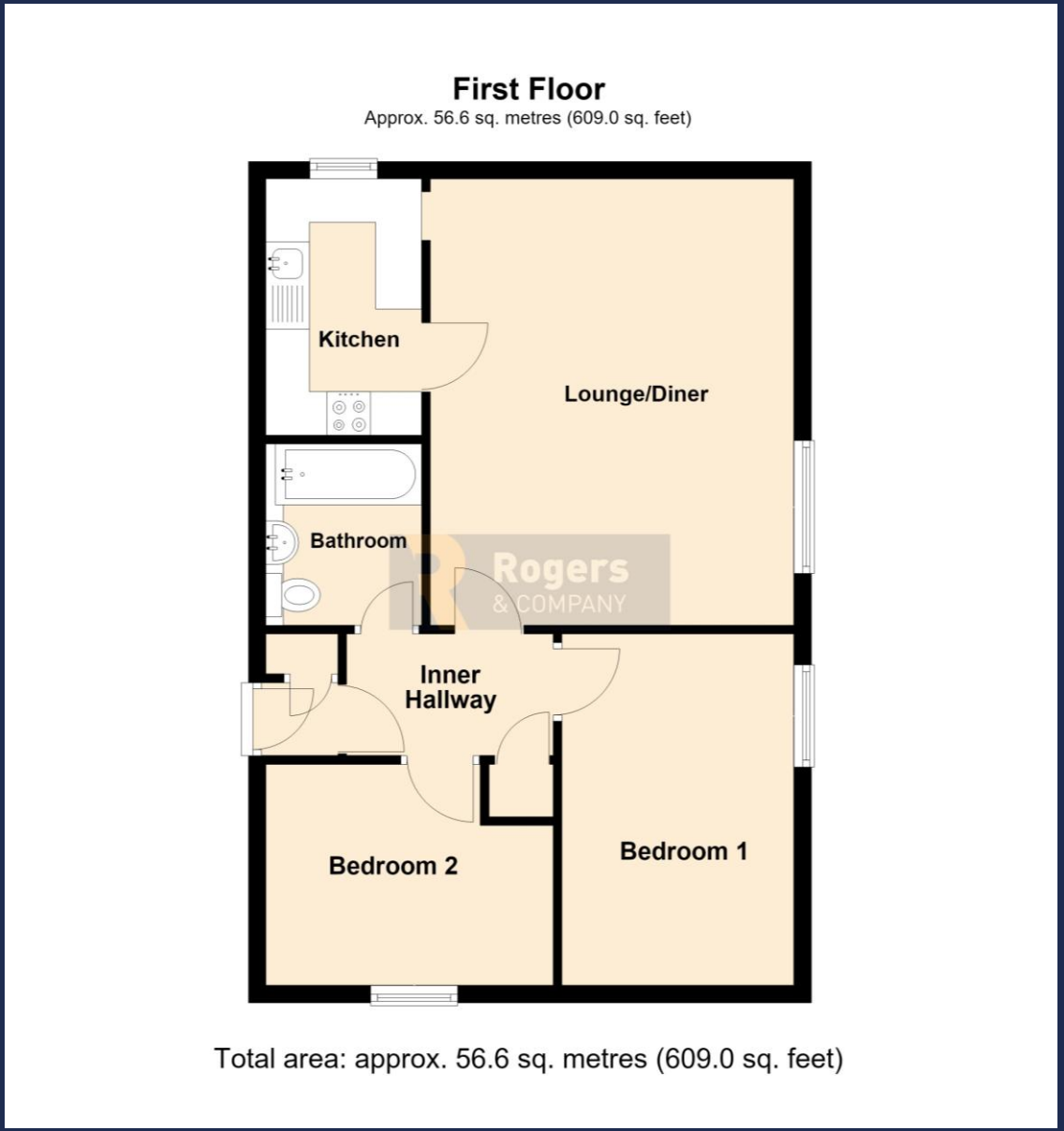
67 Ashtree Road
Frome
Somerset
BA11 2SE

Guide Price £149,950

A well-presented 609 Sqft first-floor flat offering spacious accommodation, comprising a comfortable living room, kitchen, two bedrooms and a bathroom with both bath and shower.

The property benefits from double glazing, night storage heating and private allocated parking, together with access to well-maintained communal lawned gardens.

An appealing opportunity for first-time buyers or investors, with convenient access to local amenities, schools and the nearby sports centre.



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.

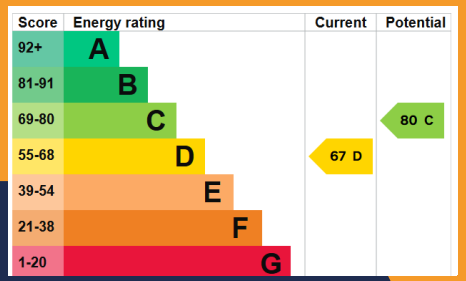
- Well-Presented 609 Sqft First-Floor Flat
- Spacious And Well-Proportioned Accommodation
- Light And Airy Living Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom With Both Bath And Shower
- Double-Glazed Windows
- Night Storage Heating
- Private Allocated Parking
- Access To Communal Lawned Garden And Local Amenities

- Lounge/Diner – 16' 10" (5.13m) x 13' 9" (4.18m)
- Bedroom One – 13' 3" (4.04m) x 8' 9" (2.67m)
- Bedroom Two – 10' 10" (3.30m) x 8' 4" (2.54m)
- Kitchen – 9' 8" (2.95m) x 6' 6" (1.98m)
- Bathroom – 6' 5" (1.96m) x 5' 10" (1.79m)
- Inner Hallway – 7' 0" (2.13m) x 4' 7" (1.40m)







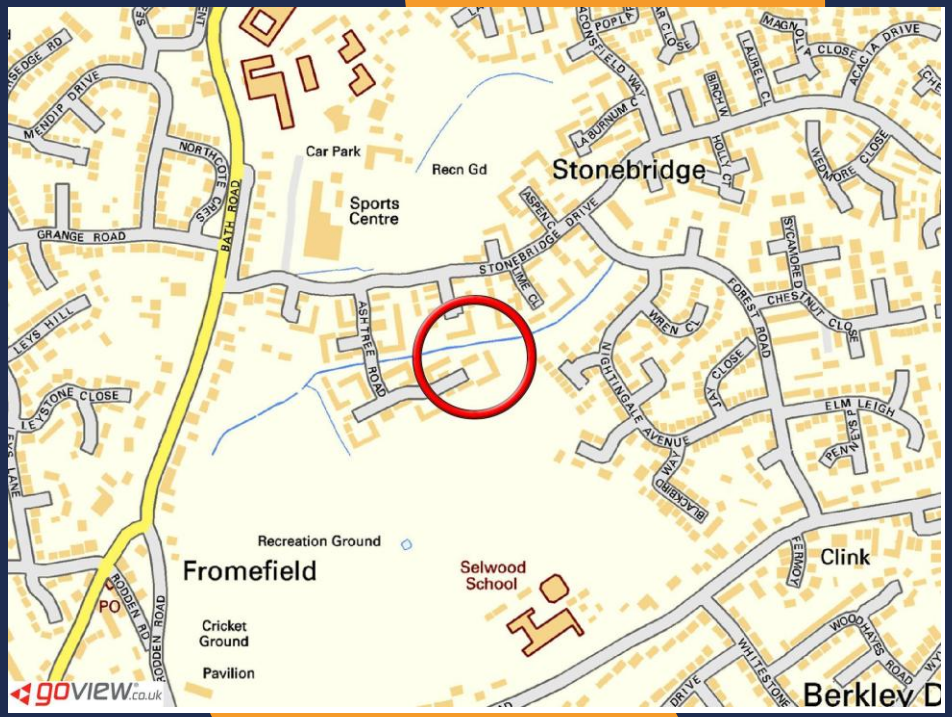



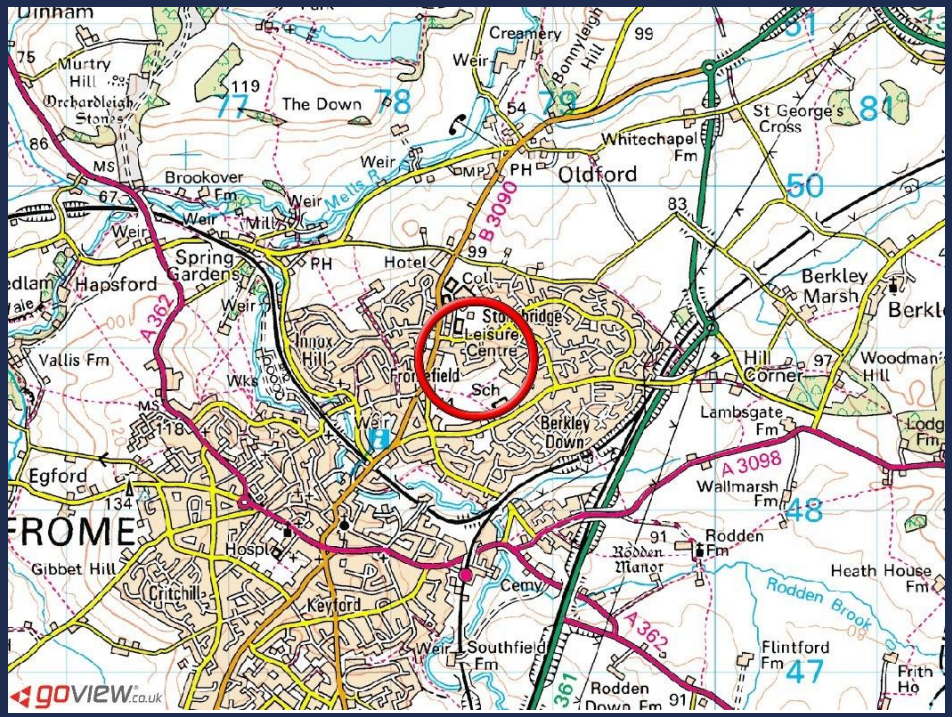
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The tenure is leasehold with a 999 year lease from 1979. The annual ground rent is £36 per annum with an annual insurance premium of approximately £220 and annual maintenance service charge of £1128.31.

Electricity, mains water and drainage are connected. Gas is connected but unmetered.

The council tax band is A and is charged at £1,791.11 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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