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**18 VICARAGE STREET  
FROME, BA11 1PX**



**FOR SALE £134,950**

A **recently renovated throughout, ground floor**, one bedroom apartment located walking distance to Frome town centre and train station. The property offers **its own entrance**, a lounge, galley kitchen with all appliances, fully fitted shower room, double bedroom and a cloakroom.

The property has **brand new windows and door, gas central heating**.

**OFFERED VACANT WITH NO CHAIN.**

**The potential rental value stands at £800pcm with annual yield of around 8%.**

Via a personal front door into:

### Entrance Hall

**Cloakroom** housing a toilet, washbasin and combination gas boiler. Storage cupboard with electric meter and RCD unit.

### Lounge 10'4 x 12'7

2 DG windows to front and side, carpeted flooring, radiator, phone point, TV point, door into:



### Bedroom 11'8 x 6'8

Sash DG window to front, carpeted flooring, radiator.



### Kitchen

Window to front, range of wall and base kitchen units with worktops and tiles splashbacks, stainless steel sink with a mixer tap, washing machine, under counter fridge-freezer, integrated oven and hob, vinyl flooring.



### Shower room

Fully tiled walls, vinyl flooring, 3-piece suite comprising washbasin mounted within a vanity unit, low level WC, double shower.

### Agent's Note

Viewing is strictly via Simon Heal Estate Agents on 01749 343 111

EPC=D

Leasehold – details to be provided on request

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that a director of the selling agent firm is related to the seller and is a co-director of the selling firm.