

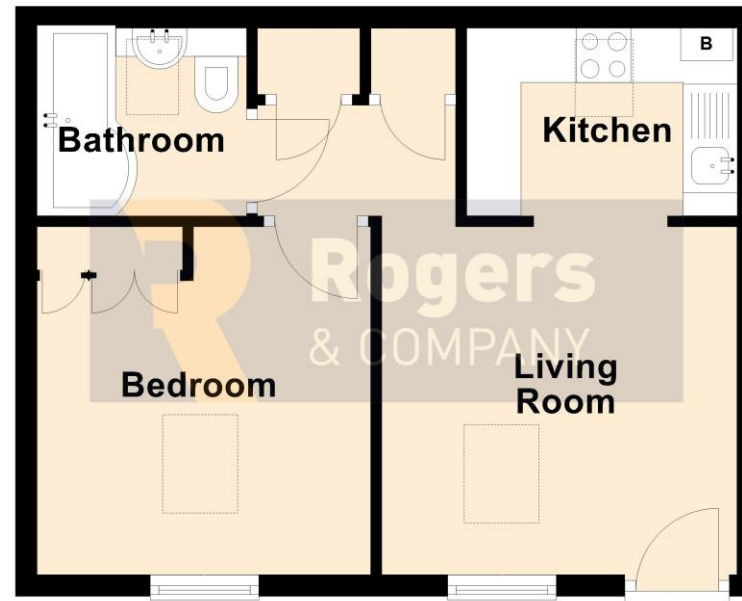


7 Paniccia Court,  
Naishs Street  
Frome  
BA11 3FD

## Guide Price £159,950

Converted in 2007 this purpose built one bedroom bungalow is located in a sought after little development in the heart of the conservation area, close to Badcox village with its shops, eateries and takeaways. This place has the benefit of an allocated parking space, gas fired central heating and double glazed windows. With plenty of storage from the really well appointed kitchen with plenty of built in appliances, to the built in wardrobes in the bedroom, the fitted furniture in the bathroom and the two storage cupboard.

### Ground Floor



Total area: approx. 32.5 sq. metres (349.5 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.*

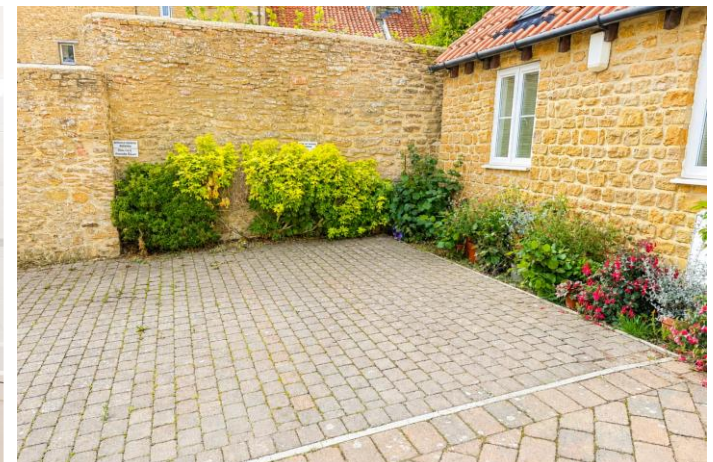
#### Commercial Sales and Leasing

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



- 349 Sqft Single Storey Bungalow
- Conservation Area, Close to Badcox Village
- One Bedroom With Fitted Wardrobes
- Living Area
- Kitchen With Built In Appliances
- Allocated Parking
- Gas Central Heating
- Double Glazed Windows and Door
- No Onward Chain

- Living Area 10' 7" (3.23m) x 10' 5" (3.18m)
- Kitchen Area 7' 6" (2.29m) x 5' 11" (1.8m)
- Bedroom 10' 5" (3.18m) x 9' 8" (2.95m)
- Bathroom 6' 4" (1.93m) x 5' 9" (1.75m)



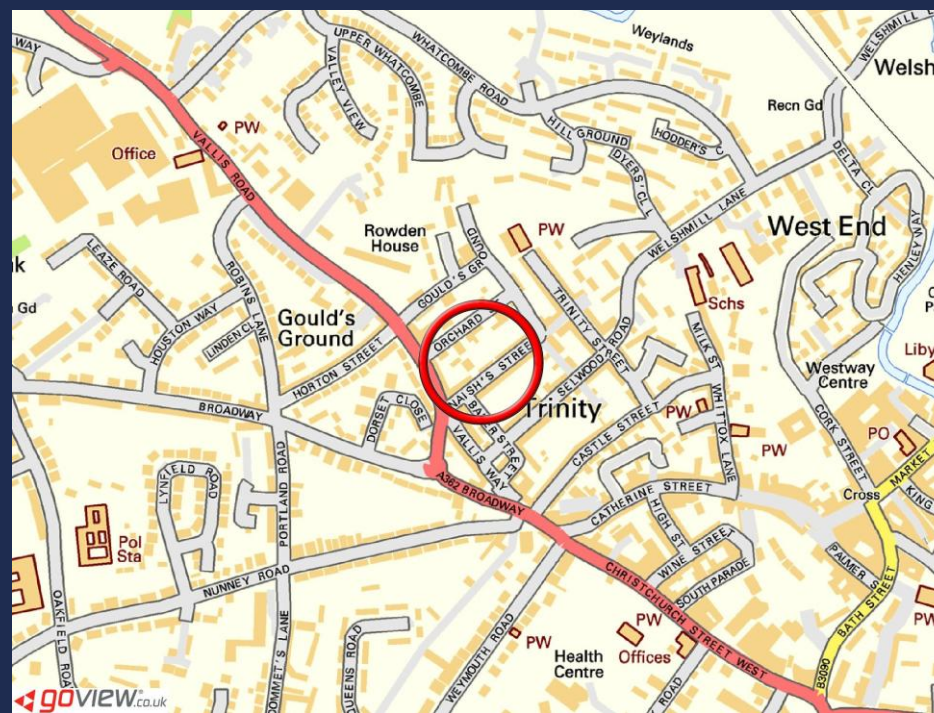
| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | 93 <b>A</b> |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      | 74 <b>C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

## 7 Panicia Court, Naishs Street Frome BA11 3FD

The Tenure is Leasehold with 109 years remaining and annual ground rent of £125.00. The annual management fee is £836.00, which includes the building insurance.

All Main Services Are Connected

The Council Tax Band Is B and is charged at £2089.62 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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