

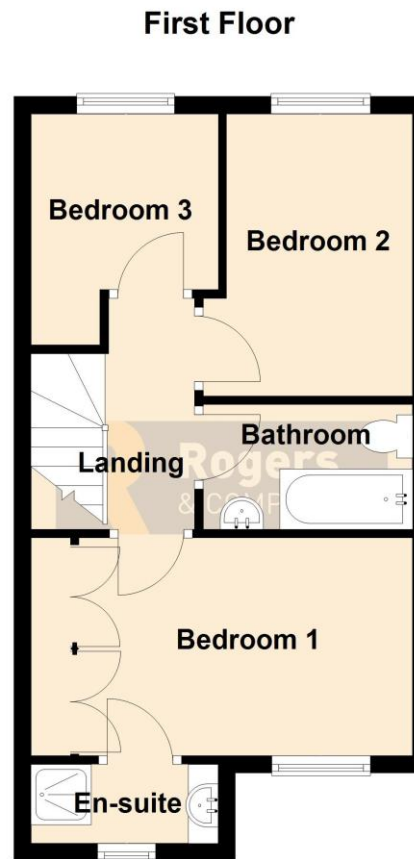
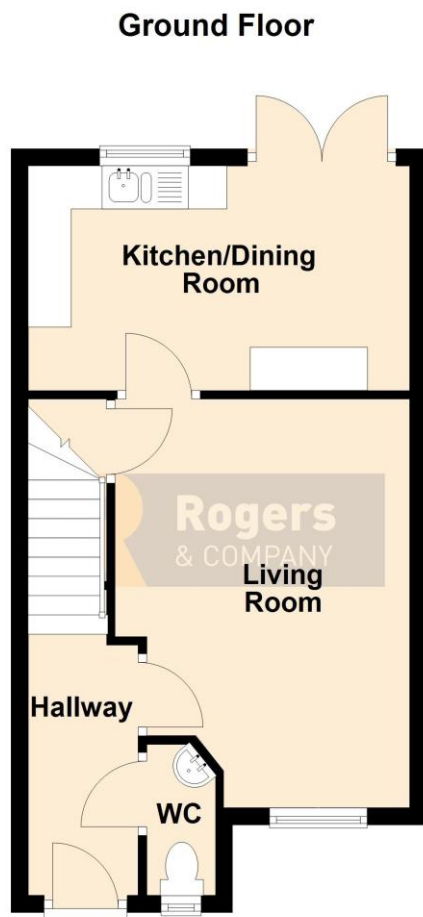




16 Delta Close  
Frome  
Somerset  
BA11 3AH

Guide Price £234,950

Located on the sought after 'Singers' development, built around the turn of the millennium, this three bedroom mid terraced house is perfect for someone looking to add their own personality to the interior. There is a gas central heating system with double glazed windows and doors. The house is offered for sale with no onward chain with a courtyard rear garden and allocated parking at the rear.



Total area: approx. 70.3 sq. metres (757.2 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.*



- 757 Sqft Mid Terraced House
- Located On A Sought After Town Centre Development
- In Need Of Cosmetic Upgrading
- Three Bedrooms
- Living Room, Kitchen/Diner
- Downstairs WC, Bathroom
- Courtyard Garden
- Allocated Parking Spaces
- Gas Central Heating
- Double Glazed Windows

- Living Room 15' 7" (4.75m) x 11' 1" (3.38m)
- Kitchen/Dining Room 14' 7" (4.44m) x 8' 7" (2.62m)
- Bedroom One 12' 9" (3.89m) x 8' 5" (2.57m)
- En-Suite 7' 5" (2.26m) x 3' 4" (1.02m)
- Bedroom Two 10' 9" (3.28m) x 6' 6" (1.98m)
- Bedroom Three 8' 10" (2.69m) x 7' 10" (2.39m)
- Bathroom 8' 1" (2.46m) x 4' 11" (1.5m)





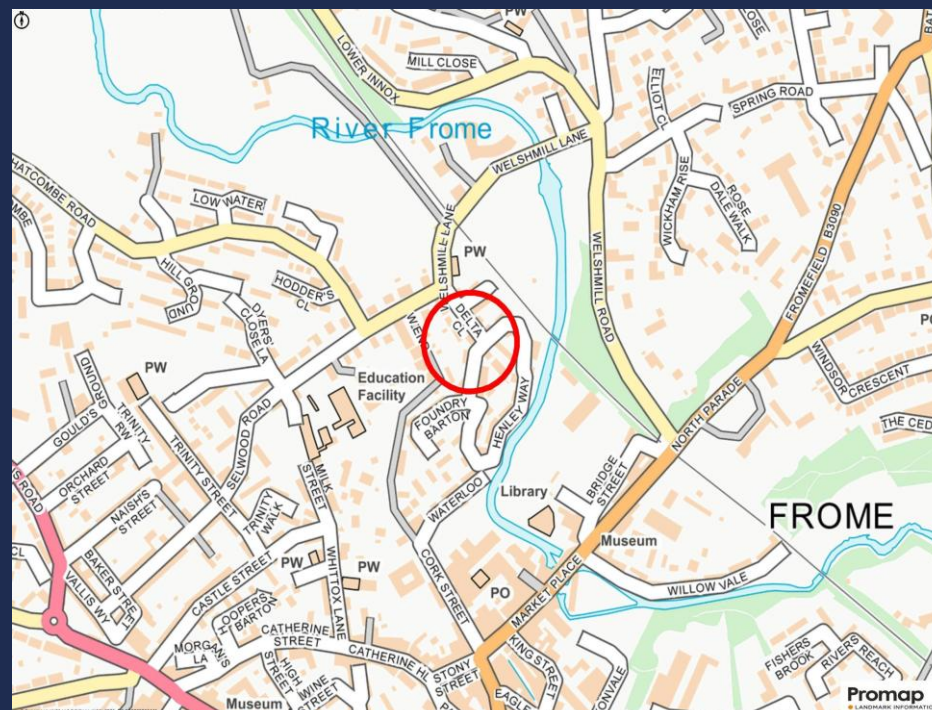
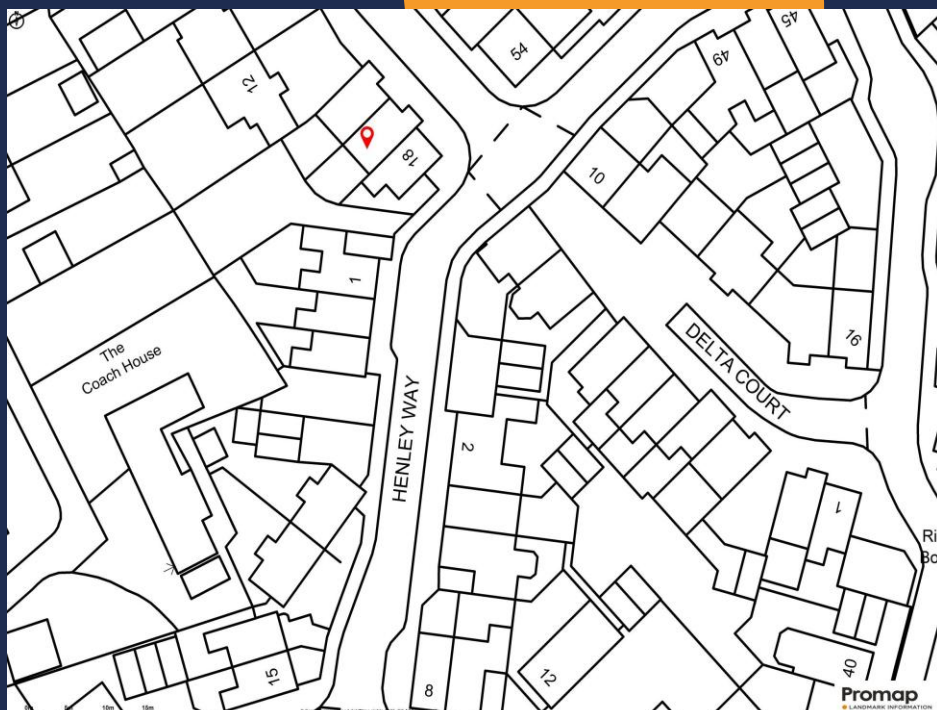
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 B
69-80	<b>C</b>		
55-68	<b>D</b>	63 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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The tenure is freehold

All Main Services are connected

The Council Tax Band is C and is charged at £2269.95 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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