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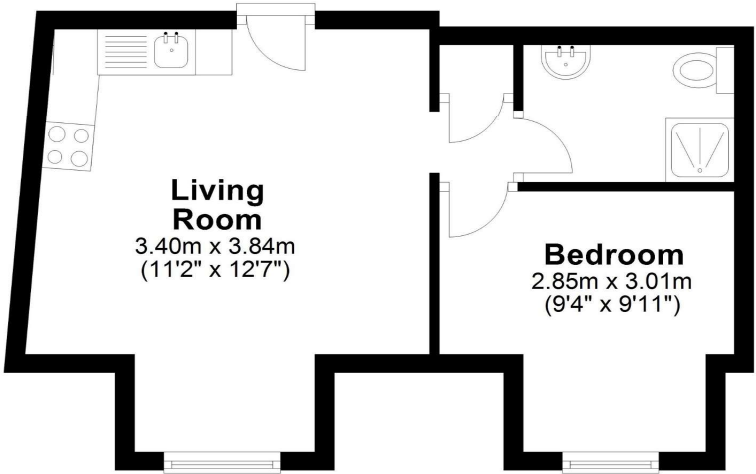


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Wallbridge House, Frome, BA11 1QU

Approximate Floor Area: 306 sq feet, 28 sq meters

Approx. 28.4 sq. metres (306.2 sq. feet)



This floor plan provided by Home Circle Property Marketing Specialists is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

Directions: From our offices in the centre of the town proceed to the top of Bath Street, at the mini-roundabout bear left into Christchurch Street East, over the next roundabout and through the traffic lights where the property will be found on the left hand side just before the turning into Wallbridge Avenue.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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A freshly decorated second floor double bedroom flat * Open plan living room with a kitchen area and vaulted ceiling * Shower room which was refitted in 2023 * No onward chain

Situation: The property lies on the eastern side of the town just a short distance from the railway station and the Rye Bakery, sauna and wine bar/shop. The town centre lies approximately half a mile away and has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian City of Bath lies approximately thirteen miles away.

Description: Forming part of a Victorian building, this converted second-floor flat has sloping ceilings creating a characterful double bedroom apartment. The accommodation has been freshly re-decorated and has electric heating and a shower room that was replaced in 2023. Providing an ideal first-time purchase or investment, the property is sold with the benefit of no onward chain.

Accommodation: All dimensions being approximate.

Communal Entrance Hall: With an entry phone system and staircase rising to the first and second floors.

Open plan living room with kitchen area: With a secondary glazed dormer sash window to the side, electric heater and kitchen area with a stainless steel single drainer sink with adjacent work surfaces, slot-in electric cooker, washing machine and space for a fridge/freezer, wall cupboard units and an extractor vent.

Inner hall: With an airing cupboard having fitted shelves and an immersion heater fitted to a factory lagged hot water cylinder.

Double Bedroom: With a secondary-glazed dormer window to the side and an electric panel radiator.

- **COMMUNAL ENTRANCE HALL**
- **OPEN PLAN LOUNGE WITH KITCHEN AREA**
- **INNER HALL**
- **DOUBLE BEDROOM**
- **SHOWER ROOM**

Shower Room: With a tiled shower cubicle with a wall mounted electric shower, low level WC, vanity wash basin and a chrome finish towel rail/radiator.

Tenure: The property is held on a 999 lease of which 980 years remain.

Charges: The maintenance charge is £923.64 per six months. Ground rent is £50 per annum.

