



Apartments, Vallis Road, Frome, BA11 3EN

£160,000 - £230,000 Leasehold

COOPER  
AND  
TANNER





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 1&2  1  1 EPC's Please see below

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## Description

Vallis House is an attractive building, built with stone and areas of wood cladding and completed nicely with anthracite double glazed windows and doors. Formerly commercial and used for many different businesses, our client has been given planning permission to change the building into residential usage, allowing for the conversion into thirty-four one and two-bedroom apartments.

Varying in size between 38 and 79 square metres, these impressive, naturally light, and airy properties all come with allocated parking with the one bed apartments benefitting from one allocated space, and the two beds having two allocated spaces. There are additional spaces that can be purchased by separate negotiation.

Representing exciting opportunities for first time buyers and anybody wanting to purchase an investment to rent out, an early viewing is highly recommended.

The apartments range from £165,000 to £230,000 depending on the size and the orientation of the apartment.

There are three communal electric car chargers and there is secure internal bicycle storage.

The photographs used within this brochure are a mixture of various apartments.

## COMPLETION

There will be a 10-year structural warranty issued with each property.

## LOCATION

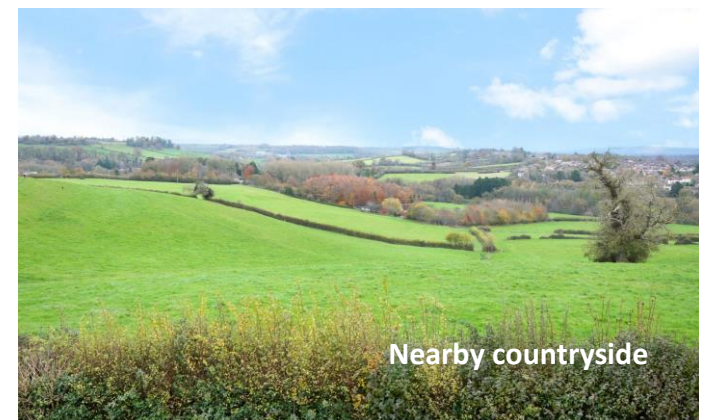
Vallis House occupies an excellent position within the town, enjoying far reaching views across the town towards nearby countryside, whilst being within a ten-minute stroll of the town centre. Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres, and a cinema. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London Paddington.



Cheap Street



Catherine Hill



Nearby countryside







View to the front







**Local Council:** Somerset

**Heating:** Electric Duplex Quantum system

**Services:** Mains water, electricity and drainage

**Tenure:** Leasehold – 999 years

**Charges:** £89.87 per month for all apartments. This management charge covers the communal areas and the buildings insurance.



**Motorway Links**

- A303, A36
- M4, M5



**Train Links**

- Frome, Bath, Bristol
- Warminster, Westbury



**Nearest Schools**

- Frome, Beckington, Bath, Bruton
- Street, Warminster and Wells



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Sold

No. 654.01/WD72C  
 SCALE: 1:100 @ A1  
 PROPOSED LOWER GROUND FLOOR PLAN

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