

5 Paniccia Court,

Naishs Street, Frome, BA11 3FD

COOPER
AND
TANNER



OIEO £130,000 Leasehold

1 1 1 EPC C

Description

The home is situated on the second floor, access via a communal stairwell and benefiting from an entry phone system. Internally there is a small hallway, from which you can access all rooms. The open plan kitchen/dining/living room is bathed in light from two South-East facing windows and there is under eaves and over stairs storage available. The kitchen contains a good selection of wall and base units, with integrated appliances and ample worktop space. The bathroom contains an over-bath thermostatic shower and receives natural daylight from the skylight. The double bedroom has built-in storage. The flat is neutrally decorated throughout and would be ready to move straight into. Every window is double glazed, there is gas central heating and the home has a high C EPC rating.

Externally there is a single allocated parking space within the development, alongside free on-street parking along the road. This is a charming, easy to maintain flat in a sought-after location. Viewings highly recommended.

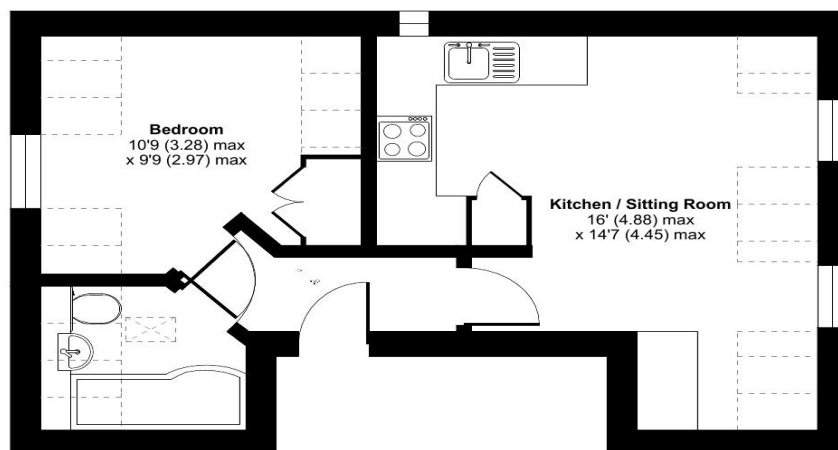
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Approximate Area = 289 sq ft / 26.8 sq m

Limited Use Area(s) = 69 sq ft / 6.4 sq m

Total = 358 sq ft / 33.2 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Cooper and Tanner. REF: 1342375



Features

- One bedroom flat
- Allocated parking
- Gas central heating
- Mains electricity, water and drainage are connected
- Lease – 980 years remaining
- Management Fee - £620.00 six monthly
- Ground Rent reviewed 10 yearly - £125 per annum

Local Information

- Council Tax Band A
- Tenure Leasehold
- EPC Rating C

FROME OFFICE

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