

Flat 16, 3-5 Caxton Road, Frome, BA11 1GQ

COOPER
AND
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£195,000 Leasehold

1 1 1 EPC B

Description

An opportunity has arisen to purchase this well-proportioned, double bedroom, top floor flat, being showered in natural light and benefiting from being within the highly popular Old Printworks Development and within minutes' walk to the railway station. A great investment opportunity, as well as Airbnb potential.

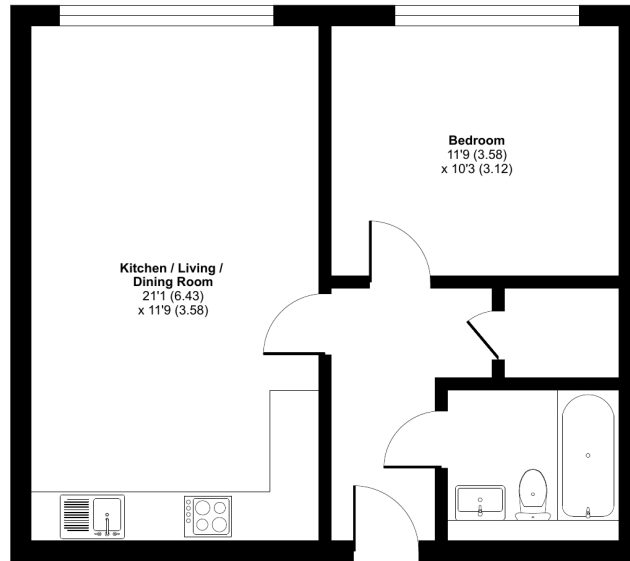
As you enter the property you are greeted by the main hallway, from here you have access to all the accommodation. On the left-hand side, you have an immaculately presented kitchen, fitted with a range of base and wall units, a fitted dishwasher, an integrated fridge/freezer, a microwave, a fitted oven with a four-ring electric hob. You also have enough space for a dining table and chairs.

You will also find the living room and there is enough space for a generous sized sofa, so you are able to entertain family or friends. There is also an abundance of natural light and also the fantastic far reaching views of Cley Hill. The double bedroom is situated to the rear of the flat and similar to the living room, is showered in natural light. The bathroom is equally in fantastic condition with a shower over the bath, a low-level basin and also a WC. There is also a separate cupboard where the current owners have the plumbing installed for a washing machine but could just as easily be kept as a handy storage space. There is allocated parking and visitor parking.

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Approximate Area = 506 sq ft / 47 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Cooper and Tanner. REF: 1006397



Features

- A well-proportioned top floor flat
- One double bedroom
- Immaculate condition throughout
- Far reaching countryside views
- Great investment opportunity
- Airbnb potential
- Gas central heating
- All mains services



Local Information

- Council Tax Band B
- Tenure Leasehold 999 years. 999 years remaining
- Service charge £183.33 per annum
- EPC Rating B

FROME OFFICE

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