



**Butts Hill
Frome
Somerset
BA11 1HR**

Offers in Excess of £215,000

bettermove

**Butts Hill
Frome**

Bettermove are proud to present this 2 bedroom end of terrace house in Frome, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available nearby. The council tax band is A.

The property is tenanted and will be sold vacant on possession - rental yields can be obtained through Bettermove.

The interior of this property comprises a spacious living room, the fitted kitchen, utility room and the family bathroom on the ground floor. The first floor consists of 2 bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Frome, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Frome Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



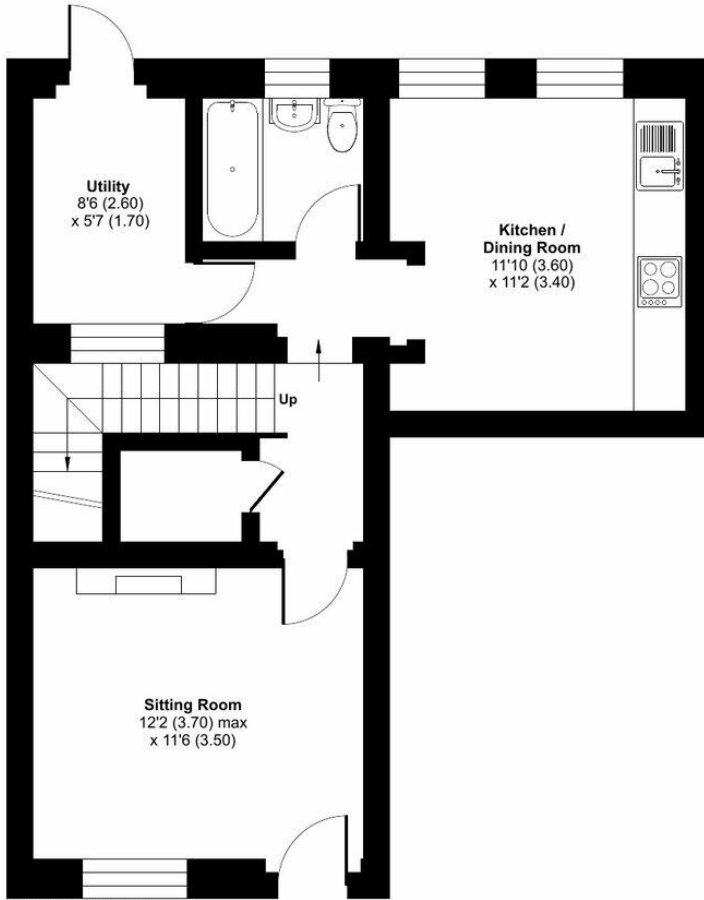
Butts Hill, Frome, BA11

Approximate Area = 734 sq ft / 68.1 sq m

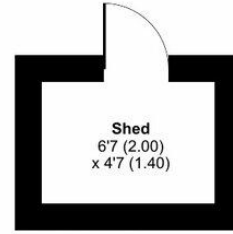
Garage = 30 sq ft / 2.7 sq m

Total = 764 sq ft / 70.8 sq m

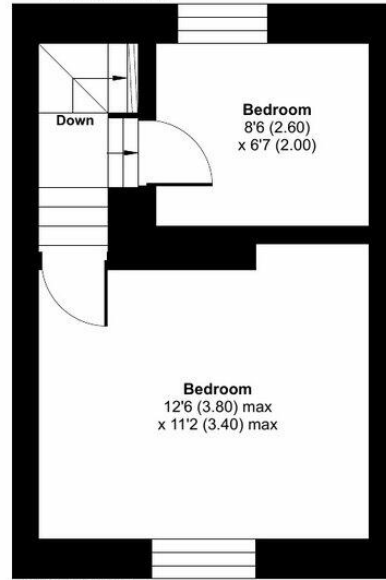
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2024. Produced for Cooper and Tanner. REF: 1166809

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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