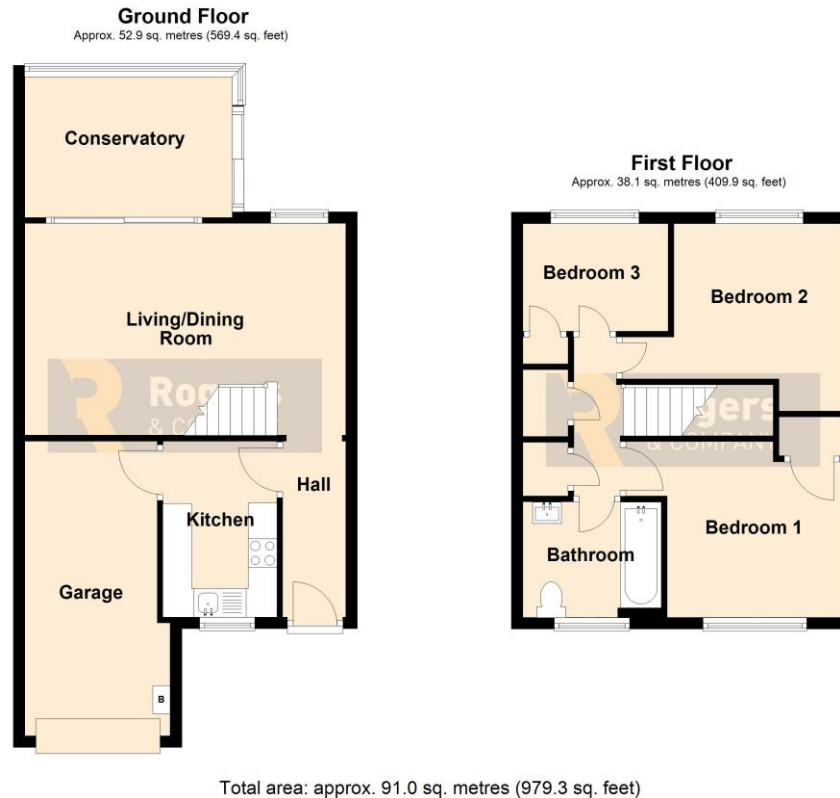




32 Westwood Drive
Frome
Somerset
BA11 4JR

Guide Price £289,950

Located in a popular leafy cul-de-sac on the Critchill development, just a short walk from first schools and Oakfield Academy. The house is in good condition with driveway parking at the front for a couple of cars with availability to find homes for more. The house has the benefit of an entrance hallway, the fitted kitchen with access into the integral garage which houses the gas fired Worcester combination boiler. The living/dining room is at the rear of the property with the stairs up to the first floor and sliding doors into the conservatory. The rear garden has been landscaped with a sensible sized paved patio and step up to the lawn. The first floor has plenty of fitted storage cupboards with two double bedrooms and single third. The bathroom has a modern white suite with contemporary tiling. All the doors and windows are double glazed. All with no onward chain.



Residential Sales

Knowledge and service is key; this coupled with confidence and motivation make this department a formidable force, with local knowledge comes the confidence to be able to offer the service you expect. Knowing the value of your home is very difficult to predict; using our experience and in-trade tools available to us will give you the best chance of achieving the greatest price from the most suitable buyer in a time frame that works with you.

Residential Lettings

Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston and Wallbridge trading estates to both small and large organisations. We believe being passionate about Frome enables us to convince companies relocating or expanding to the area.



- 979 Sqft Family House
- Popular Cul-De-Sac On The Critchill Development
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Modern Family Bathroom
- Integral Garage & Ample Driveway Parking
- Landscaped Rear Garden
- Gas Central Heating With Combination Boiler, Double Glazed Windows & Doors
- No Onward Chain

- Living/Dining Room 18' 7" (5.66m) x 12' 3" (3.73m)
- Conservatory 11' 11" (3.63m) x 7' 10" (2.39m)
- Kitchen 10' 1" (3.07m) x 6' 11" (2.11m)
- Integral Garage 16' 9" (5.11m) x 8' 1" (2.46m)
- Bedroom One 10' 1" (3.07m) x 12' 11" (3.94m) max
- Bedroom Two 10' 2" (3.1m) x 8' 8" (2.64m)
- Bedroom Three 8' 11" (2.72m) x 6' 3" (1.9m)
- Bathroom 8' 1" (2.46m) x 6' 0" (1.83m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

32 Westwood Drive Frome Somerset BA11 4JR

The tenure is freehold

All Main Services are connected

The Council Tax is Band B and is charged at £1,986.20 for 2025/26



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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