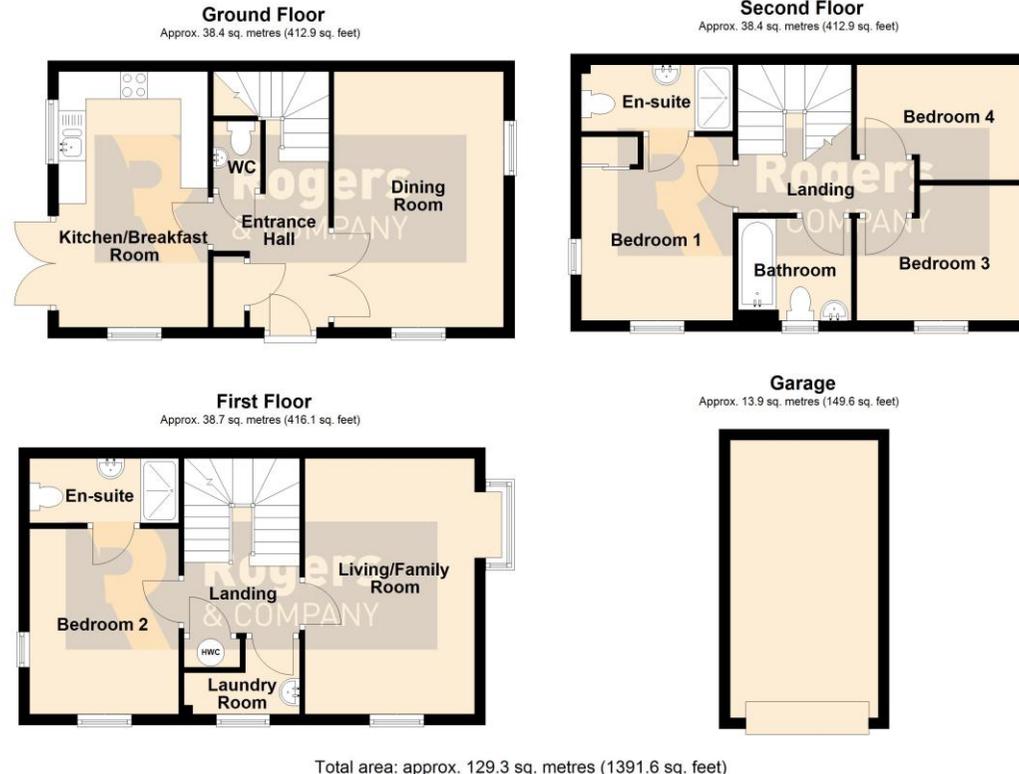




# 2 Garston Mead Frome BA11 1GE

Guide Price £375,000

Located on the central Trinity Park Development, built by Bloor homes in 2013, is this impressive townhouse with accommodation set over three floors that would suit a variety of family set ups, from dependent relatives, to teenagers having their own floor or even if you need a suite of offices, there are a myriad of rooms and originally 5 toilets with the first floor WC now forming a Laundry a room. The ground floor has a hall, one of the cloakrooms, living room and the kitchen/dining room. The first floor has an additional family room, another cloakroom and bedroom with en-suite shower room. The top floor has another en-suite bedroom, two further bedrooms and yet another bathroom. The property has a pleasant, enclosed garden to the side leading to the garage and driveway. There is full gas fired central heating to radiators with a pressurised hot water system. All the windows and doors are upvc with a composite front door.



Total area: approx. 129.3 sq. metres (1391.6 sq. feet)

## 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.*

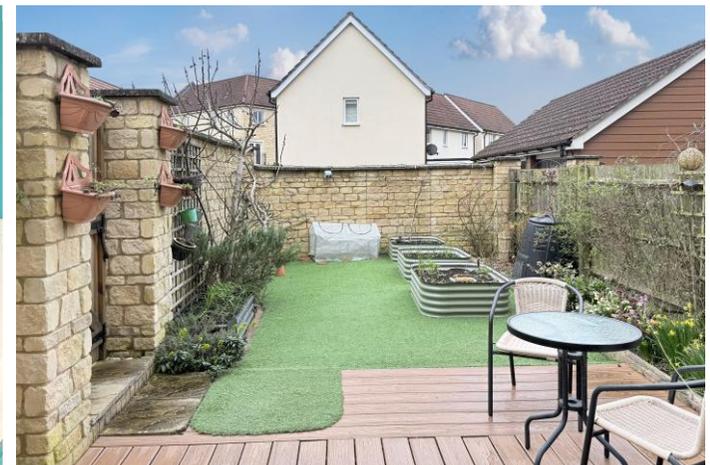
## Commercial Sales and Leasing

*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.*



- 1242 Sqft Substantial End Terrace Townhouse
- Popular Town Centre Development, Close To The Train Station
- Four/Five Bedrooms (depending how many living rooms you want)
- Two En-Suite Shower Rooms, Downstairs WC, First Floor Laundry Room
- 15' Ground Floor Living/Dining Room
- 15' First Floor Living/Family Room
- 15' Kitchen Breakfast Room
- Enclosed Low Maintenance Garden
- Garage & Driveway Parking
- Gas Central Heating & Double Glazing

- Dining Room 15'2" (4.62m) x 10'2" (3.1m)
- Kitchen Breakfast Room 15' 2" (4.62m) x 8'10" (2.69m)
- Living Room 15'2" (4.62m) x 10'2" (3.1m)
- Bedroom Two 11' 0" (3.35m) x 9' 0" (2.74m)
- En-Suite Shower Room 8' 8" (2.64m) x 3' 10" (1.17m)
- Bedroom One 11' 1" (3.38m) max inc wardrobe x 9' 0" (2.74m)
- En-Suite Shower Room 9'0" (2.9m) x 3' 10" (1.17m)
- Bedroom Three 10' 1" (3.07m) x 8' 1" (2.46m)
- Bedroom Four 10' 1" (3.07m) x 6' 11" (2.11m)
- Bathroom 7' 1" (2.16m) x 6' 2" (1.88m)
- Garage 16' 8" (5.08m) x 9' 0" (2.74m)



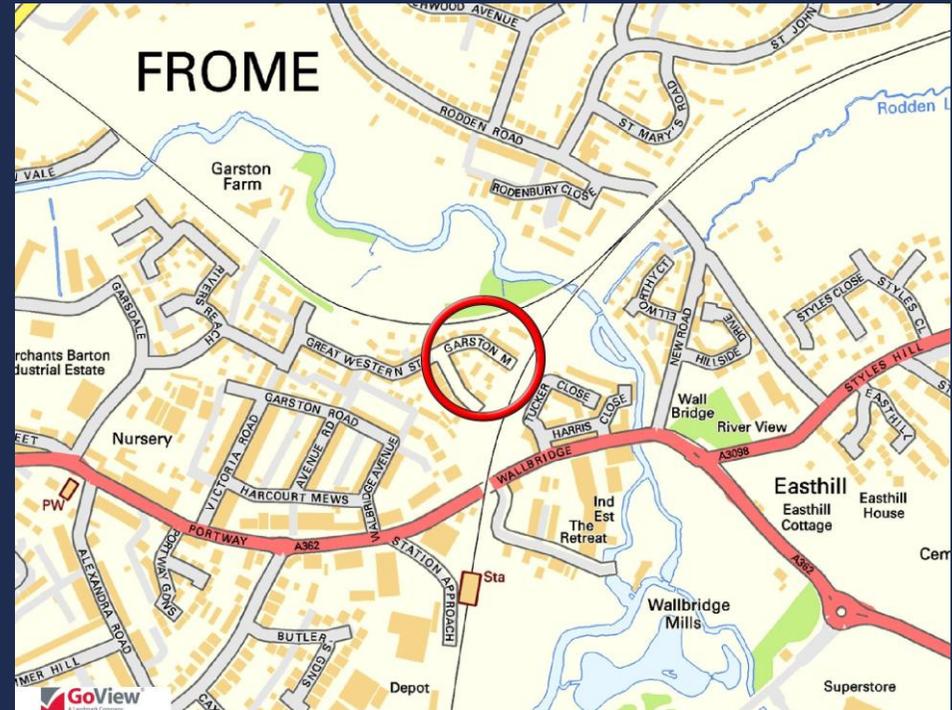
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 2 Garston Mead Frome BA11 1GE

The tenure is freehold. There is an annual development charge for Trinity Park to cover maintenance of the un-adopted roads, lighting and communal areas, this charge we believe is in the region of £250.00 (PA).

All main services are connected.

The council tax is band D and charged £2686.67 for 2026/27



**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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