





# Garden Cottage New Buildings Frome BA11 1PA

Guide Price £575,000

Located on a little known private road just off New Buildings is the is this Individual Detached house built by the current Owners with a terrific garden including a brand new raised paved patio area with a generous lawn. Internally the house has been completely redecorated with new carpets throughout. Accessed from a paved pathway leading to the front door straight into the huge entrance hallway, with a cloakroom, understairs cupboard, door to the garden and to both sides of the house. One of them is into the 20' dual aspect living room and on the other side there is the kitchen/dining room with plenty of fitted units and space for all the usual appliances. On the first floor there are three double bedrooms, all with fitted wardrobes, the main one benefitting from an en-suite shower room. The family bathroom is on this floor with a panelled bath, shower enclosure, WC and wash hand basin. Through a door on this floor leads up to the second floor, which would make a superb kids/teenagers room with plenty of space for their bed, a sofa and all their stuff, along with a cloakroom at the end which has the space for a bath, should you want one. Outside the rear garden is large for a house of his modern ilk, adding more to the individuality of it. There is a brand new paved patio with plenty of space for seating and steps leading down to the lawn. There is a garage on the side with a brand new combination boiler.



## 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.*





- Individual Detached House
- Sought After Part Of The World
- Quiet, Private Road
- Three Storeys Of Family Accommodation
- Four Bedrooms, One En-Suite Shower Room
- First Floor Family Bathroom & Downstairs WC
- Dual Aspect Living Room With Patio Doors
- Dual Aspect Kitchen/Dining Room
- Generous Rear Garden Approximately 65ft In Length
- Single Garage & Parking

- Living Room 20' 9" (6.32m) x 12' 2" (3.71m)
- Kitchen/Dining Room 20' 9" (6.32m) x 10' 7" (3.23m)
- Bedroom One 12' 2" (3.71m) x 9' 10" (3m)
- En-Suite 6' 1" (1.85m) x 5' 3" (1.6m)
- Bedroom Two 11' 4" (3.45m) x 8' 2" (2.49m)
- Bedroom Three 12' 3" (3.73m) x 8' 4" (2.54m)
- Bathroom 10' 6" (3.2m) x 5' 10" (1.78m)
- Bedroom Four 22' 9" (6.93m) x 12' 1" (3.68m) with max head height of 6'6"
- Cloakroom 12' 1" (3.68m) x 6' 7" (2.01m)









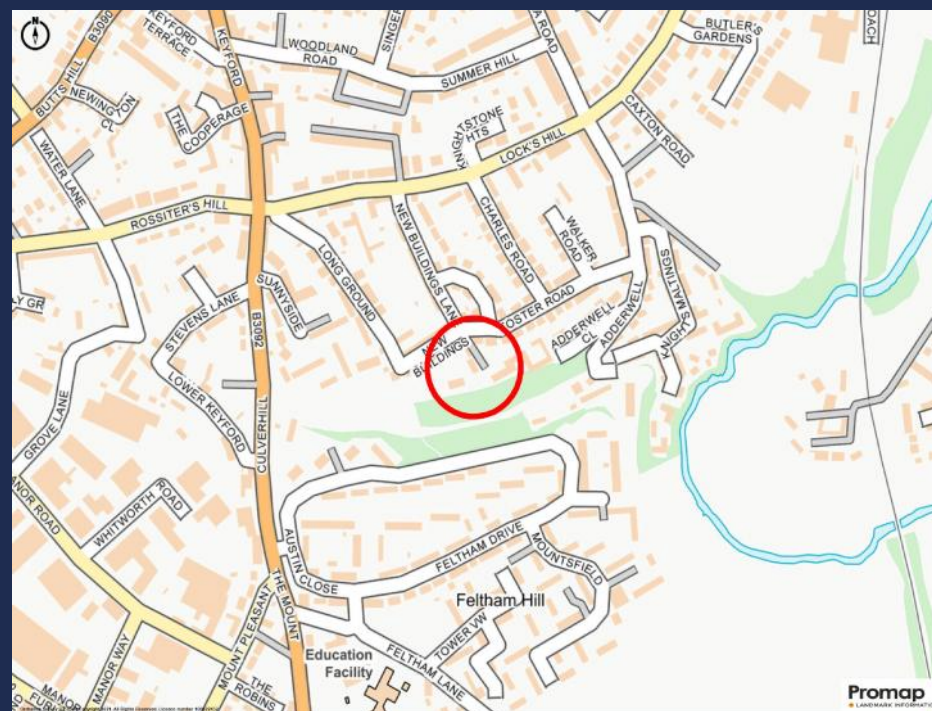
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Garden Cottage New Buildings Frome BA11 1PA

The tenure is freehold with a share of maintenance over the private road at the front.

The Council Tax Band is E and is Charged at £2516.94 for 2021/22

All Main Services Are Connected.



**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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