



19 Collett Way
Frome
BA11 2XD

Guide Price £575,000

Revered in town as one of the best places to live, if you want the private, executive 1980's cul-de-sac. Amongst the well kept lawns and constantly cleaned vehicles with manicured hedges and shrubs, this four bedroom detached house is located towards the end of the cul-de-sac with a generous south facing plot. The house benefits from a 21' living room with the conservatory at the rear, the kitchen/dining room is open plan with double doors out to the rear. The utility room and cloakroom are at the front. The main bedroom has a real 'master suite' feel about it with built in cupboards and an en-suite bathroom, there are two other double bedrooms and a good size single for the fourth. There is a family bathroom too. The double garage is at the side along with the driveway parking



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.



- 1434Sqft Executive Detached House
- Extremely Sought After Cul-De-Sac
- On The Prowtings Development
- Generous Southerly Facing Rear Garden
- Four Bedrooms, One En-Suite Bathroom
- Large Living Room
- Large Open Plan Kitchen/Dining Room
- Conservatory
- Double Garage & Driveway Parking
- Gas Central Heating & Double Glazing

- Living Room 21' 10" (6.65m) x 11' 8" (3.56m)
- Kitchen Area 12' 3" (3.73m) x 10' 8" (3.25m)
- Dining Area 14' 3" (4.34m) x 10' 3" (3.12m)
- Utility Room 6' 11" (2.11m) x 4' 10" (1.47m)
- Conservatory 11' 11" (3.63m) x 11' 4" (3.45m)
- Bedroom One 11' 3" (3.43m) x 11' 4" (3.45m)
- En-Suite Bathroom 6' 1" (1.85m) x 5' 11" (1.8m)
- Bedroom Two 11' 11" (3.63m) x 9' 10" (3m)
- Bedroom Three 9' 9" (2.97m) x 8' 4" (2.54m)
- Bedroom Four 9' 3" (2.82m) max x 7' 10" (2.39m) max
- Bathroom 7' 1" (2.16m) x 5' 5" (1.65m)



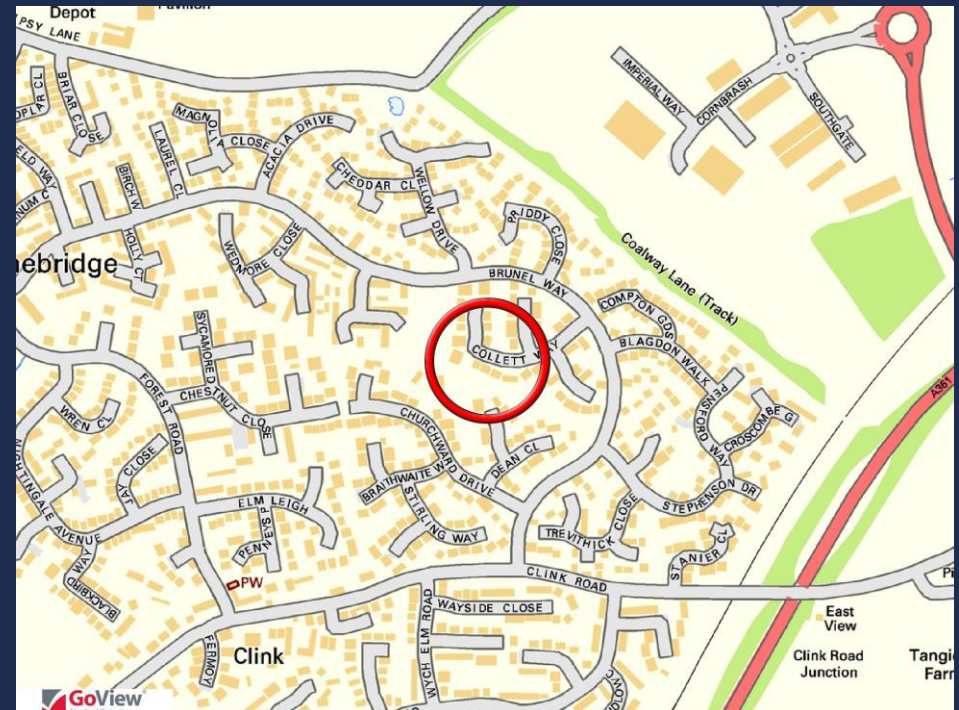
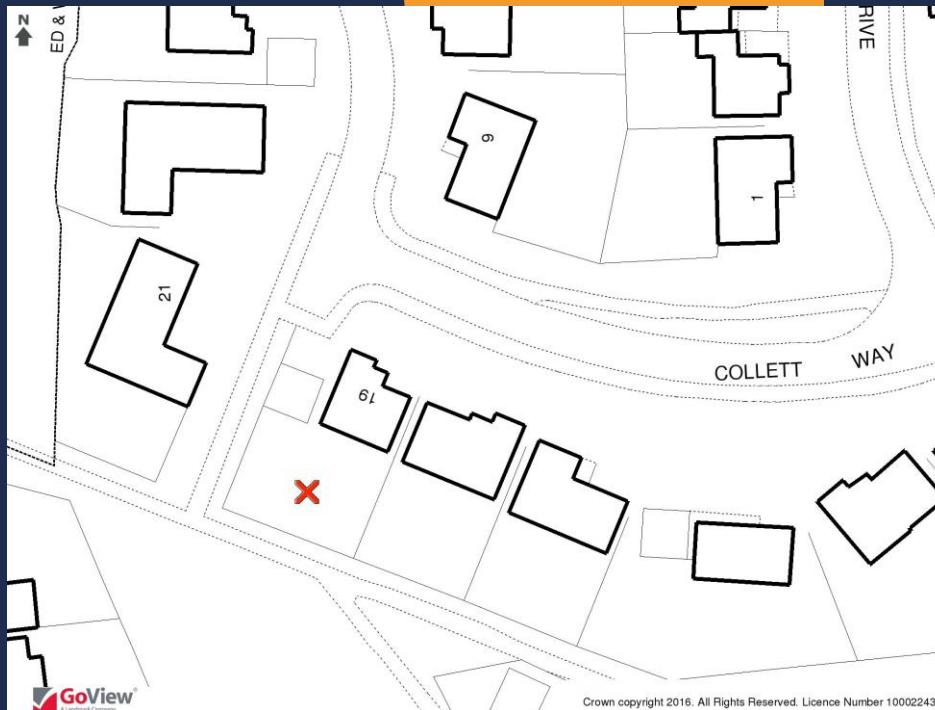


19 Collett Way
Frome
BA11 2XD

The tenure is freehold

All main services are connected

The council tax band is E and is charged at £2,728.10 for 2023/24



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.

24 Bath Street, Frome, Somerset, BA11 1DJ
T 01373 454 335
E info@rogersandcompany.co.uk
rogersandcompany.co.uk

