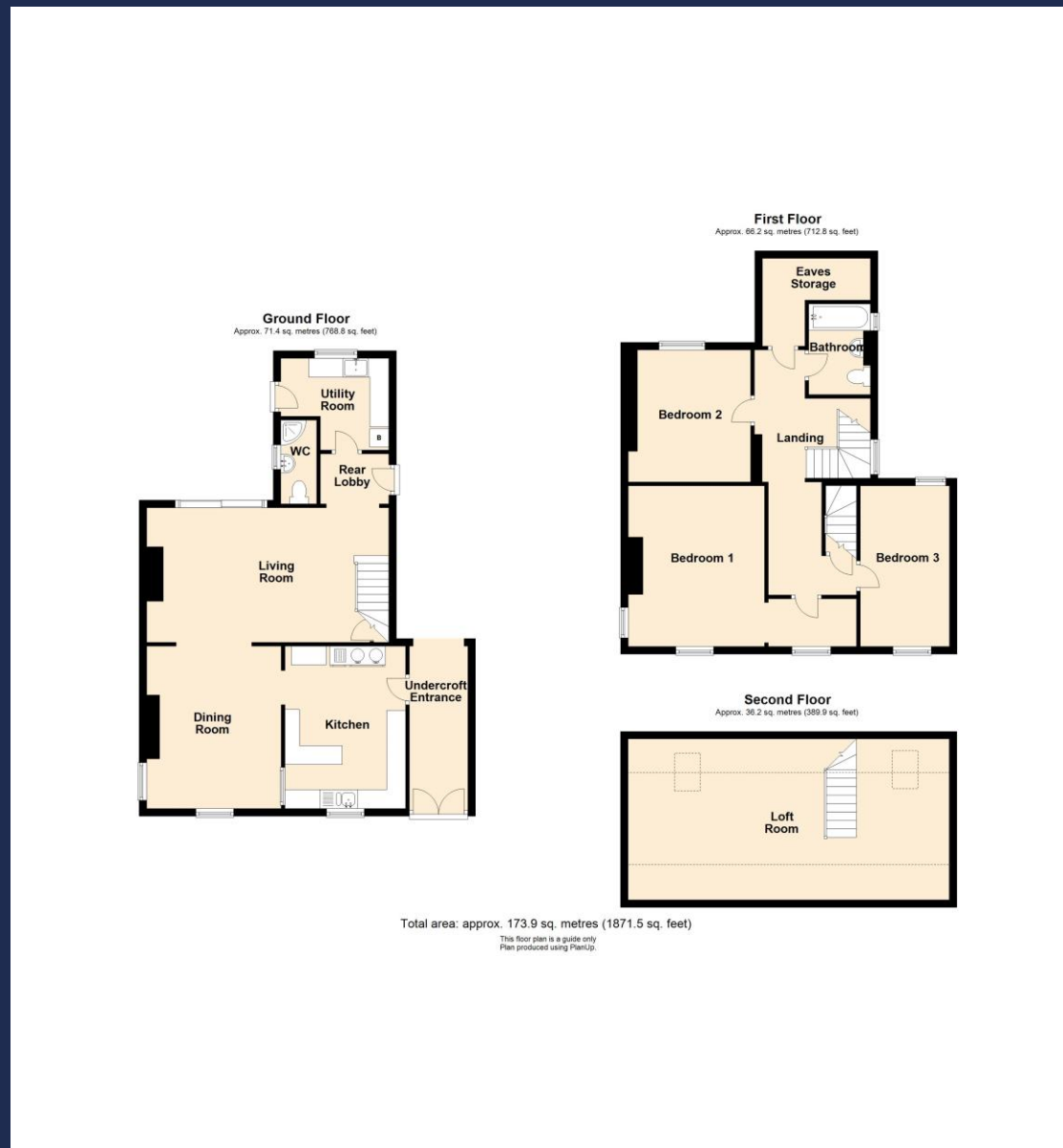




27 Vicarage Street Frome Somerset BA11 1PU

Guide Price £495,000

Located on the sought after Vicarage Street, in the heart of Frome's town centre is this Grade II period residence. As part of Frome's Historic building trust, this property was part of the historic Frome Vicarage. Renovated in 1980, the property now could benefit from a new owner and their ideas. The accommodation is arranged over three floors with iron gates providing access to the stable door into the kitchen which has a range of units along with a gas fired AGA. This room carries into the open plan dining & living Areas, with plenty of character, exposed stonework and wood burning stove. The stairs are from the living side with sliding patio doors out to the terraced rear garden, the rear lobby, a small shower room and utility room. The first floor accommodation has three bedrooms, a family bathroom and another staircase up to the attic room, which is 29' in length. The rear garden is terraced, with steep sloping stonework and numerous different levels.



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.



- 1870Sqft Grade II Listed Residence
- Town Centre Location
- Historic Property, Formerly Part Of Frome Vicarage
- Plenty of Character With a Quirky Layout
- Living Room, Dining Area, Rear Lobby, Shower Room & Utility Room
- Three First Floor Bedrooms
- Family Bathroom
- Large 29' Attic Room
- Terraced Rear Garden
- No Onward Chain

- Kitchen 14' 1" (4.29m) x 9' 5" (2.87m)
- Dining Area 14' 0" (4.27m) x 11' 8" (3.56m)
- Living Room 21' 1" (6.43m) max x 11' 8" (3.56m)
- Rear Lobby 5' 8" (1.73m) x 4' 9" (1.45m)
- Utility Room 9' 4" (2.84m) max x 5' 8" (1.73m)
- Bedroom One 13' 11" (4.24m) x 11' 9" (3.58m)
- Bedroom Two 11' 5" (3.48m) x 9' 5" (2.87m)
- Bedroom Three 13' 10" (4.22m) x 7' 9" (2.36m)
- Bathroom 7' 11" (2.41m) x 5' 8" (1.73m)
- Attic Room 29' 11" (9.12m) x 13' 6" (4.11m)

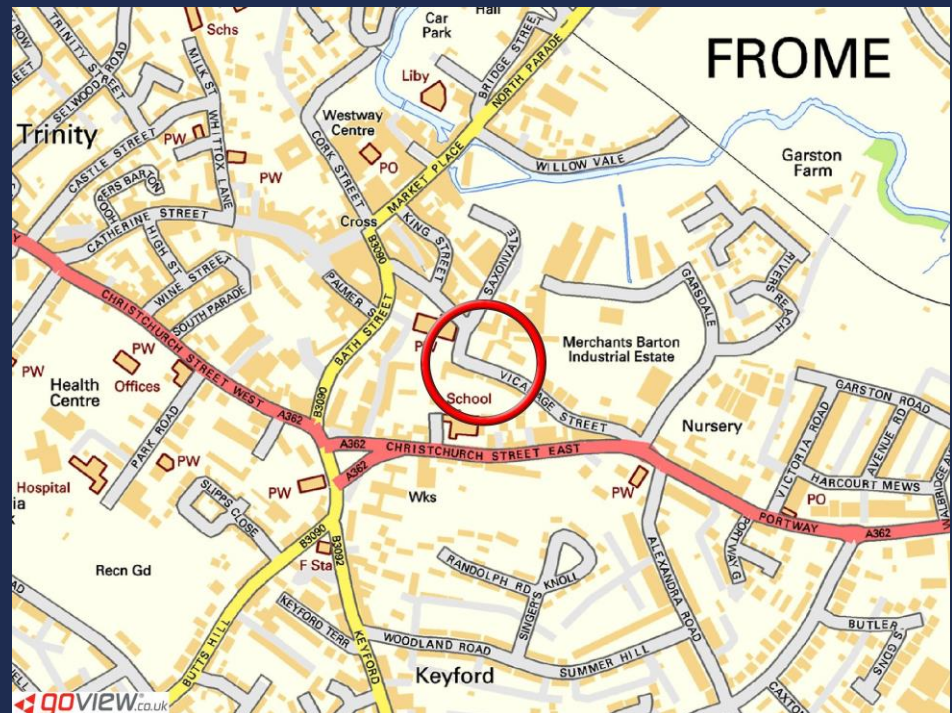
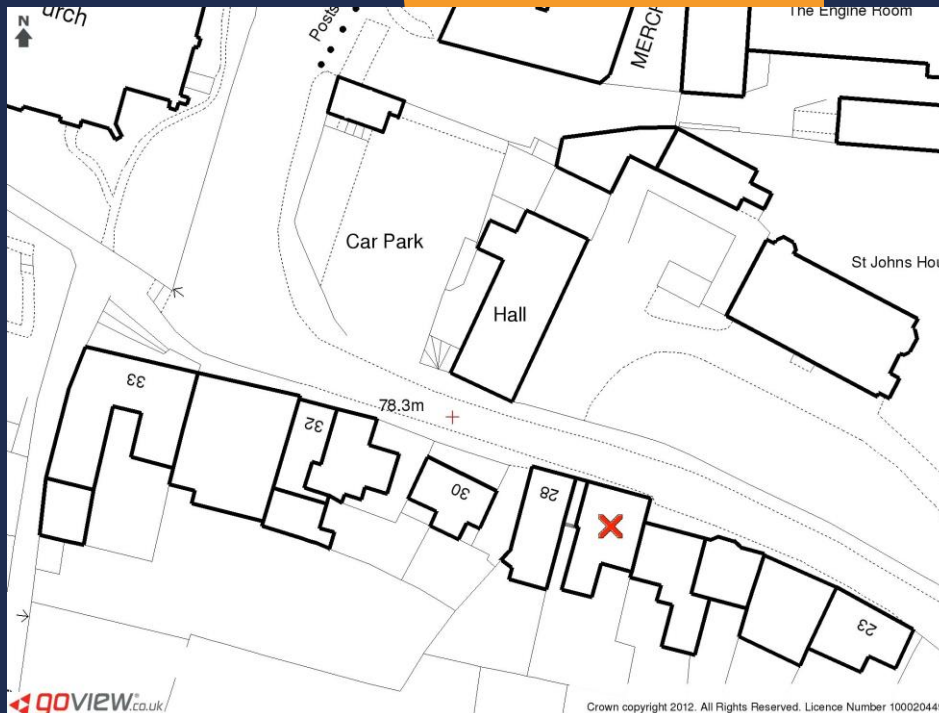


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The tenure is freehold. EPC EXEMPT

All Mains Services Are Connected

The Council Tax Band is C and is charged at £2,122.78 for 2024/25



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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