



69 Mendip Drive Frome BA11 2HU

Guide Price £385,000

Having been the subject of a substantial scheme of renovation by the current owners since their ownership in 2017, works that include re-roofing, complete re-wiring, windows, doors, and extension at the rear, new bathroom, new kitchen, not to mention all the cosmetic work that is on the surface. Mendip Drive is part of the sought after Packsaddle development, built by Bradleys in the late 60's and early 70's, back when houses were constructed of brick with sensible driveways, wider roads and plenty of trees and green spaces. The layout is great, with an entrance lobby, living room, the kitchen dining room, utility area, sitting room/playroom, WC and garage store on the ground floor with three bedrooms and a bathroom on the first. The front has been attractively landscaped with off street parking for three/four vehicles. The rear garden is little, if no maintenance at all with artificial lawn and a couple of seating areas.



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.



- 1058SQFT Semi-Detached House
- Sought After Packsaddle Development
- Completely Remodeled During Owners Tenure
- Ample Driveway Parking
- Extended On the Ground Floor
- Living Room, Kitchen/Dining Room
- Sitting/Playroom, Utility/Porch Area, WC & Garage Store
- Three Bedrooms & Family Bathroom
- Landscaped Rear Garden
- Modern Roof, Wiring, Heating, Windows & Doors

- Living Room 17' 10" (5.44m) max x 10' 4" (3.15m)
- Kitchen/Dining Room 17' 10" (5.44m) x 9' 11" (3.02m)
- Sitting/Playroom 21' 9" (6.63m) x 7' 10" (2.39m)
- Utility/Porch Area 4' 5" (1.35m) x 4' 1" (1.24m)
- Garage Store 8' 6" (2.59m) x 4' 7" (1.4m)
- Bedroom One 11' 1" (3.38m) x 10' 4" (3.15m)
- Bedroom Two 9' 4" (2.84m) x 8' 10" (2.69m)
- Bedroom Three 7' 9" (2.36m) x 6' 6" (1.98m)
- Bathroom 8' 8" (2.64m) x 5' 6" (1.68m)





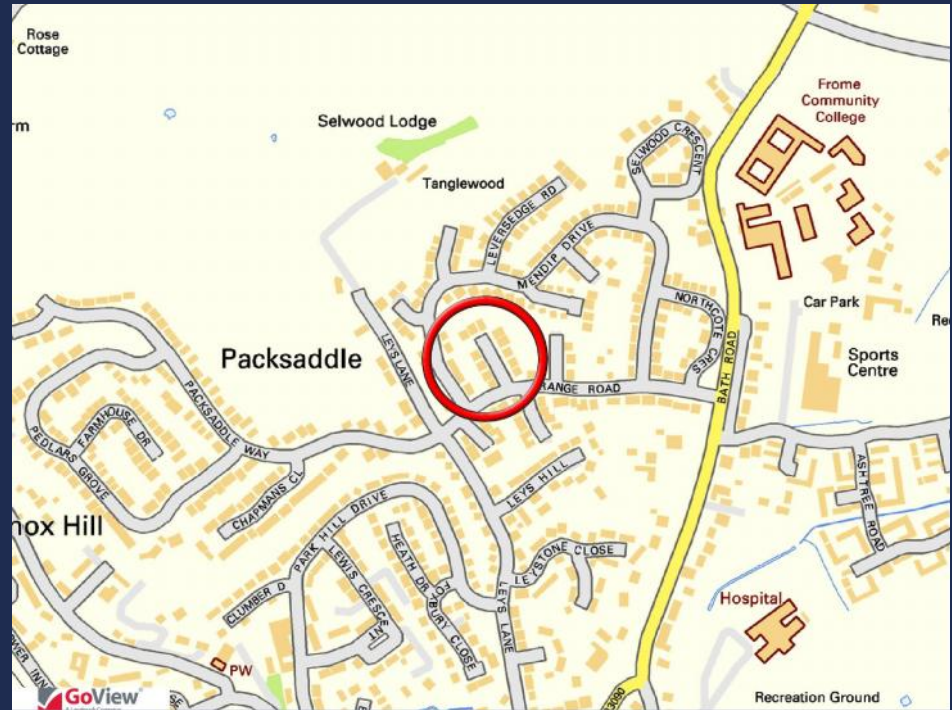
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The Tenure Is Freehold

All Main Services are Connected

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

Pursuant to the 1979 Estate agency act we are obliged to inform all parties that a seller of the property is an employee of an associated company of Rogers & Company.



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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