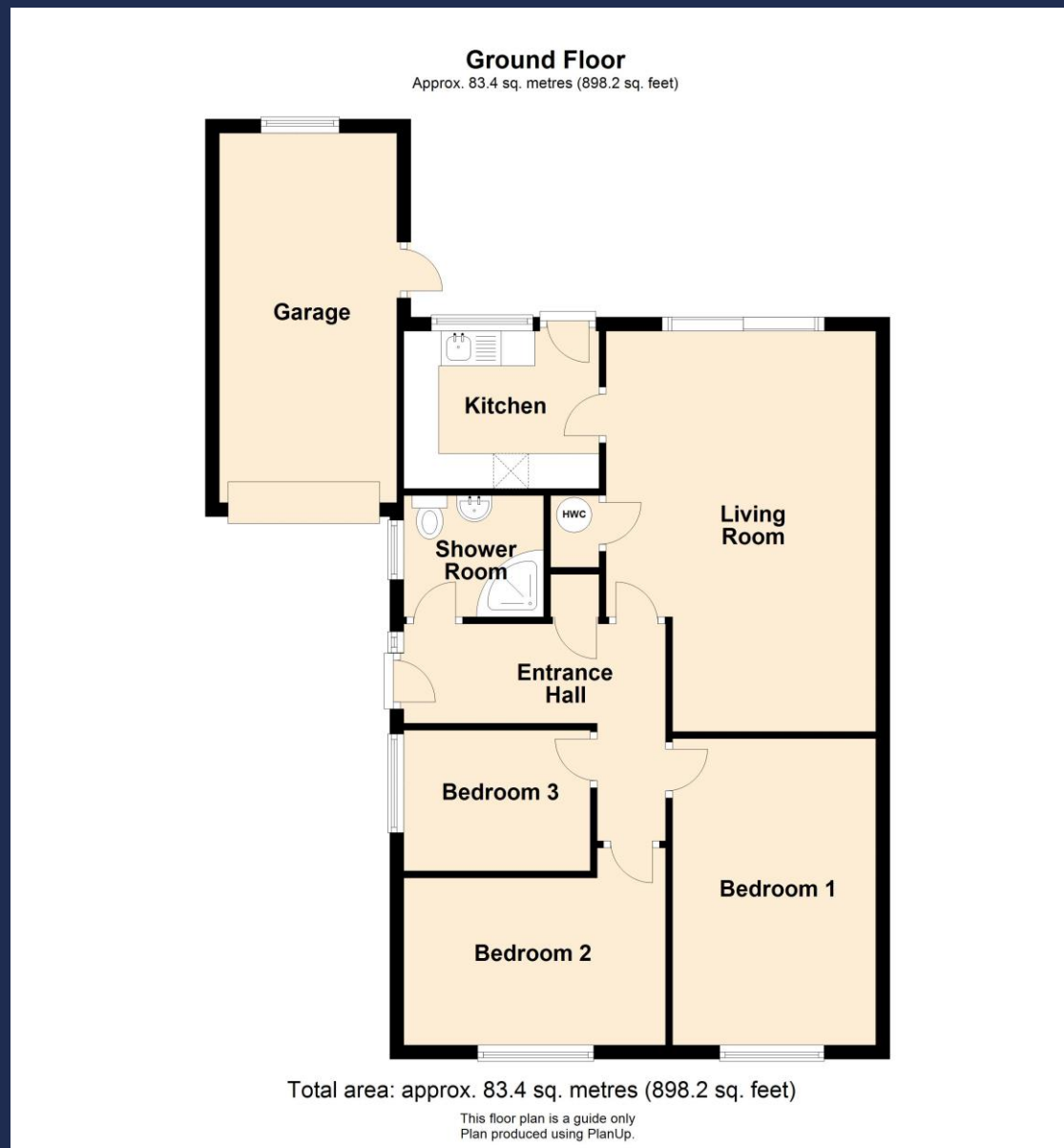




8 Pedlars Grove Frome BA11 2SL

Guide Price £375,000

With a leafy, green outlook from the driveway and front door (which is on the side) this three bedroom detached bungalow is located on the popular packsaddle development. Built in the late 1960's, this property has been well maintained throughout its life but offers any potential purchaser the opportunity to update/improve the interior. The gardens are very well kept, the driveway is a generous size, slightly wider than your average with a carport enabling you to get 5 or 6 vehicles off the road, whilst a couple of them are under cover. Internally there are three bedrooms, a shower room, a generous living/dining room at the rear, along with the kitchen. There is a single garage, electric night storage heating and double glazing throughout. All with no onward chain



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.



- 898 Sqft Detached Bungalow
- Sought After Packsaddle Development
- Bath Side Of Town
- Vacant Possession
- Three Bedrooms
- Shower Room
- Living/Dining Room
- Kitchen
- Lovely Gardens To Front & The Rear
- Single Garage, Carport and Ample Driveway

- Living/Dining Room 18' 7" (5.66m) x 12' 6" (3.81m) reducing to 9' 6" (2.9m)
- Kitchen 8' 9" (2.67m) x 7' 1" (2.16m)
- Bedroom One 14' 4" (4.37m) x 9' 6" (2.9m)
- Bedroom Two 11' 10" (3.61m) x 7' 10" (2.39m)
- Bedroom Three 9' 1" (2.77m) x 6' 5" (1.96m)
- Shower Room 6' 7" (2.01m) x 6' 2" (1.88m)
- Garage 17' 10" (5.44m) x 8' 3" (2.51m)



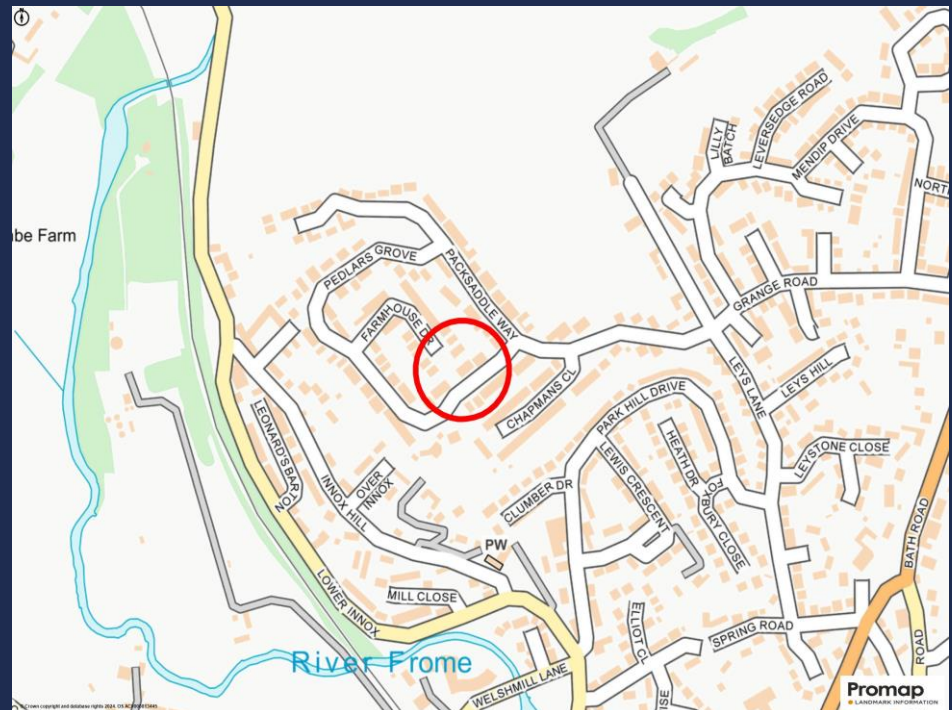
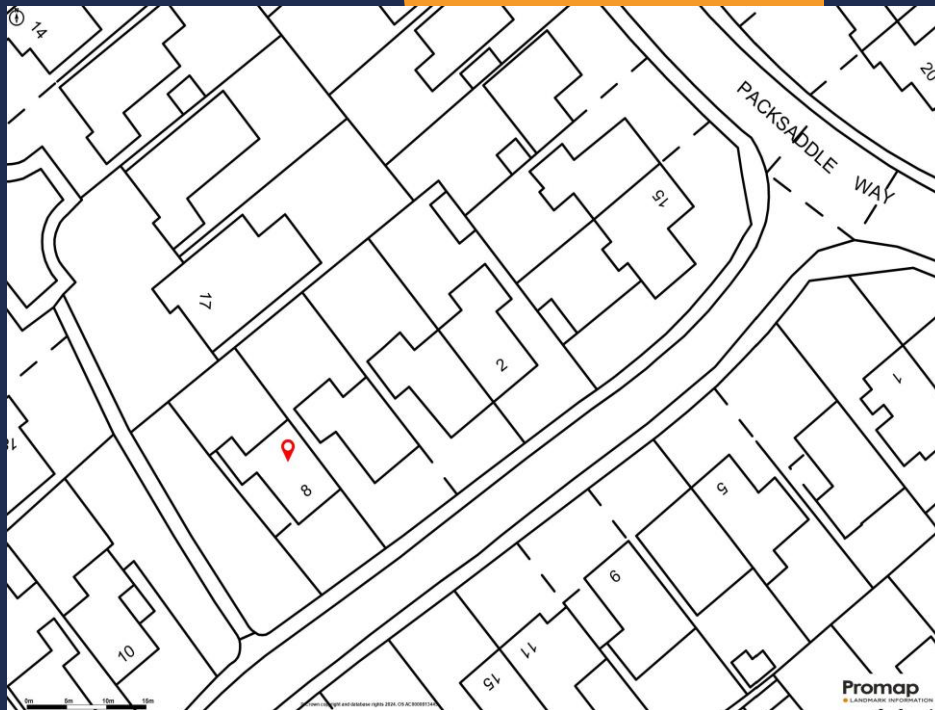
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

8 Pedlars Grove Frome BA11 2SL

The Tenure is Freehold

All Main Services are Connected

The Council Tax Band is D and is charged at £2,232.07 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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

