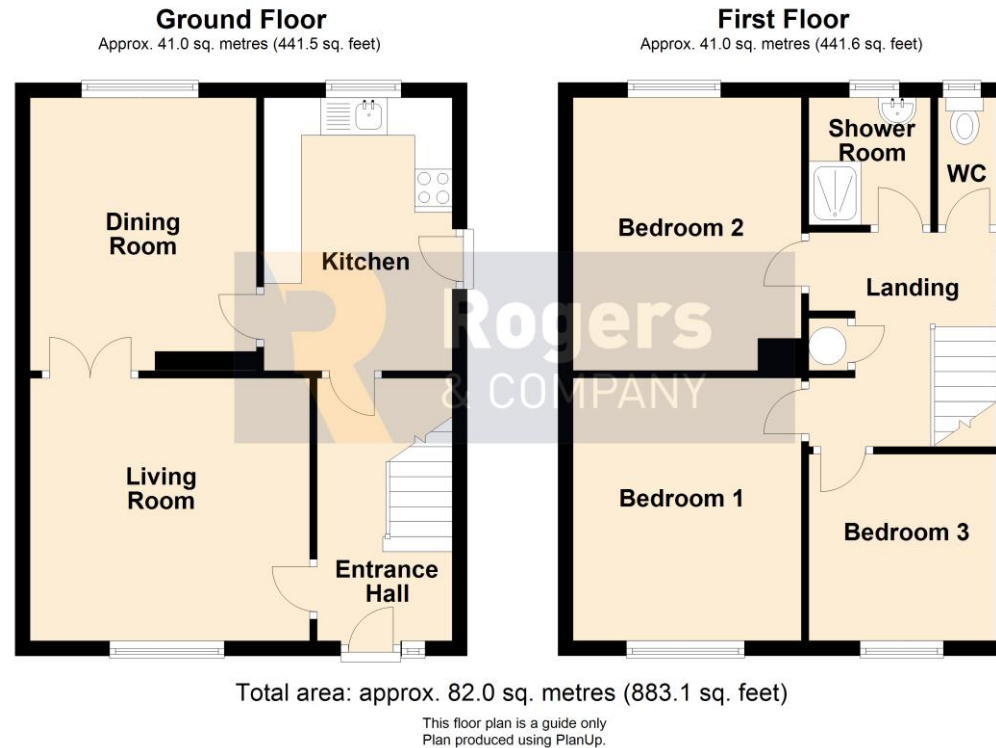




23 Monmouth Drive
Frome
Somerset
BA11 2DY

Guide Price £290,000

A really tidy three bedroom semi-detached home on the Bath side of the town, which is spotless throughout, naturally light and ready for someone to put their own stamp on it. With well proportioned accommodation which includes hallway, sitting room to the front, separate dining room which leads the good sized kitchen with side access to the garden. Upstairs you will find two decent double rooms and a generous single. The shower room is modern and has a separate WC. To front there is driveway parking and garden, to the rear a lovely enclosed space with patio and storage shed. 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.



- 883 Sqft Semi-Detached House
- In Very Good Condition
- Sitting Room
- Dining Room
- Fitted Kitchen With Side Door To Garden
- Three Bedrooms, Two Good Doubles & Sensible Third
- Modern Shower Room & Separate WC
- Gas Central Heating
- Driveway Parking
- Pretty Enclosed & Private Garden

- Living Room 12' 3" (3.73m) x 11' 6" (3.51m)
- Dining Room 10' 9" (3.28m) x 10' 0" (3.05m)
- Kitchen 11' 11" (3.63m) x 8' 3" (2.51m)
- Bedroom One 11' 6" (3.51m) x 10' 0" (3.05m)
- Bedroom Two 11' 11" (3.63m) x 10' 0" (3.05m)
- Bedroom Three 8' 3" (2.51m) x 8' 2" (2.49m)
- Bathroom 5' 6" (1.68m) x 5' 4" (1.63m)



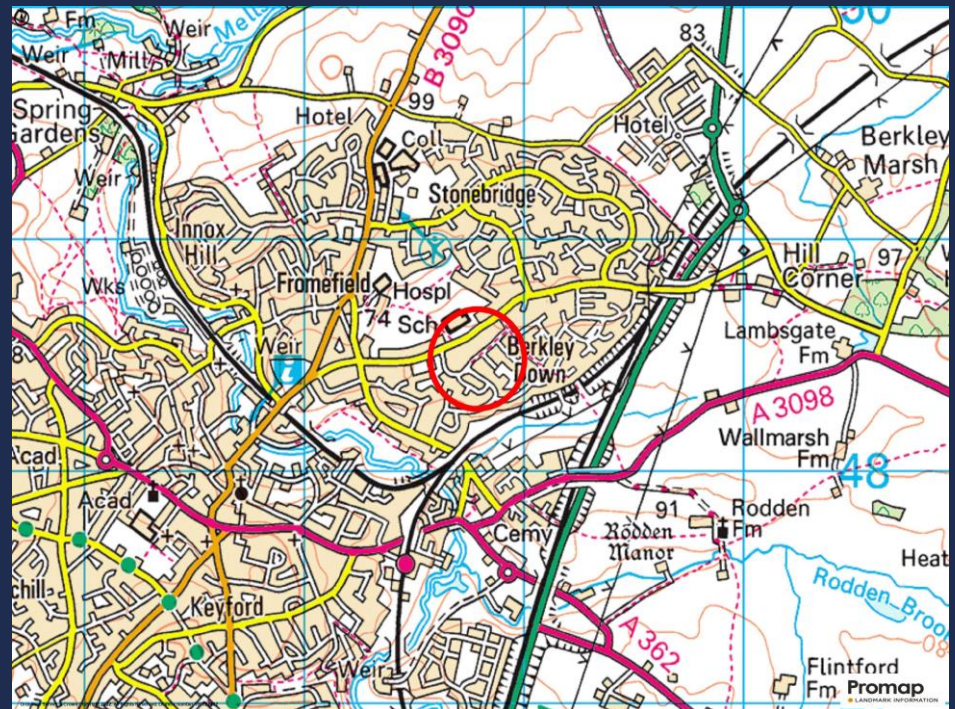
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

23 Monmouth Drive Frome Somerset BA11 2DY

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



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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