



14 Portway Frome BA11 1QP Offers in excess of: £350,000

Located almost equidistance between the centre and the train station is this superb three storey townhouse. With the benefit of an 80ft rear garden, three double bedrooms, a large first floor bathroom, two reception room and a bright kitchen at the rear of the ground floor. The house is offered for sale with no onward chain, a full gas fired central heating, modern electrics and double glazed windows (at the rear, as the property is situated in a conservation area and the owners were keen to retain the style of the original windows at the front). Accessed directly from the pavement at the front, with everything you wish in walking distance, the living accommodation is arranged as three separate rooms with a cellar accessed from the dining room. All three bedrooms are large doubles with an equally impressive first floor bathroom.



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.



- 1380SQft Townhouse
- Yards From The Train Station & Town Centre
- Four Storey Accommodation
- Living Room
- Dining Room & Kitchen/Breakfast Room
- Cellar (used as storage)
- Three Large Double Bedrooms
- Large First Floor Bathroom
- Enclosed Rear Garden Approaching 80ft in Length
- Gas Fired Central Heating

- Living Room 14' 1" (4.29m) x 12' 1" (3.68m)
- Dining Room 12' 1" (3.68m) x 11' 6" (3.51m)
- Kitchen/Breakfast Room 15' 5" (4.7m) x 10' 3" (3.12m)
- Cellar 14' 0" (4.27m) max x 11' 10" (3.61m)
- Bedroom One 14' 1" (4.29m) x 12' 0" (3.66m)
- Bathroom 11' 3" (3.43m) x 9' 0" (2.74m)
- Bedroom Two 11' 5" (3.48m) x 11' 6" (3.51m)
- Bedroom Three 14' 4" (4.37m) x 11' 6" (3.51m)



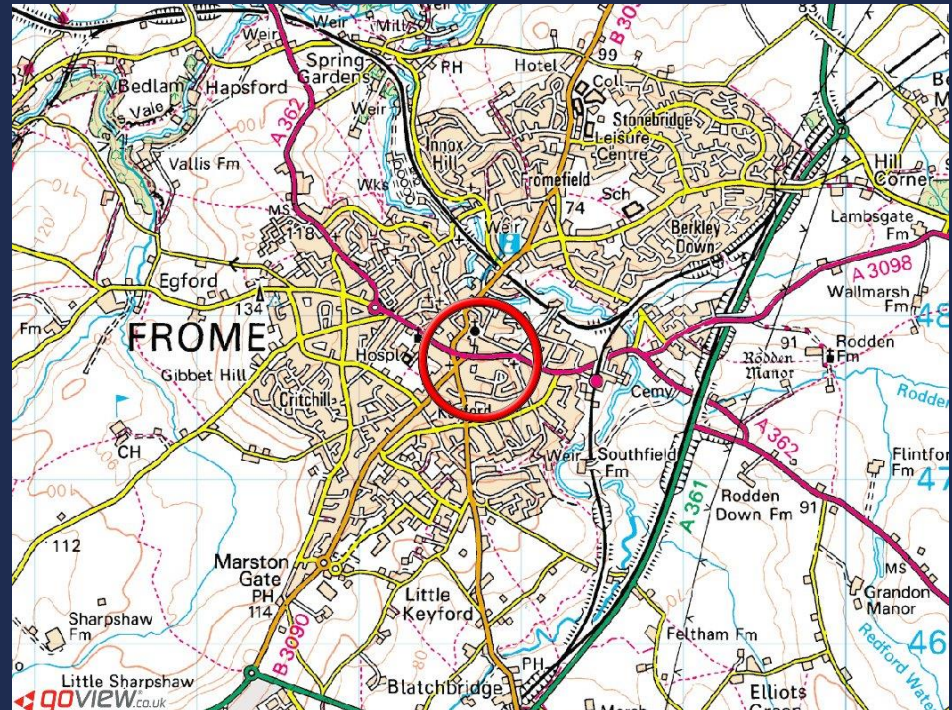
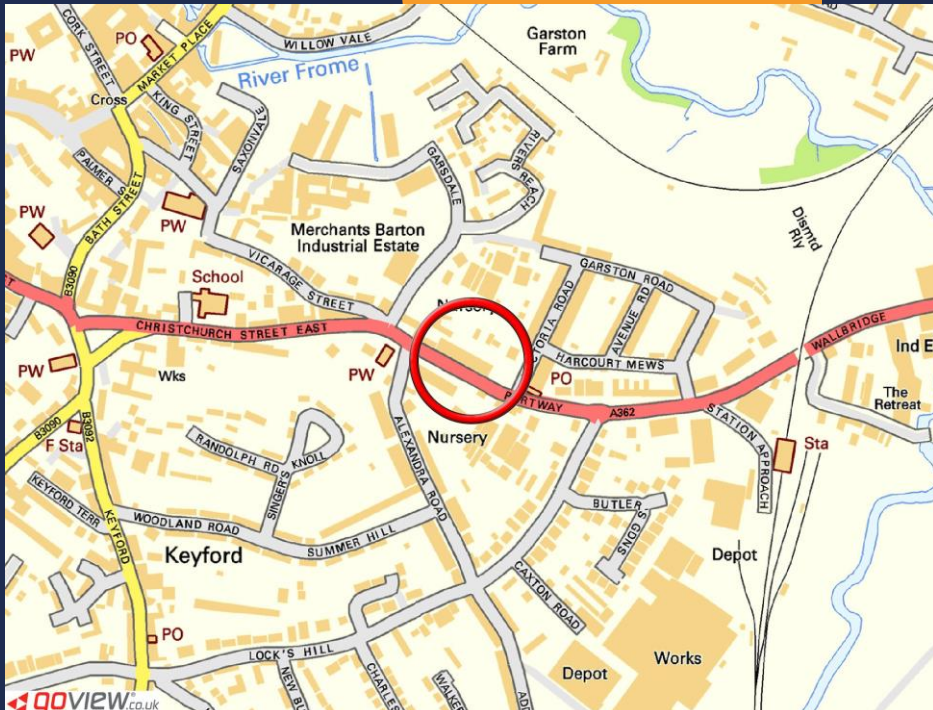
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All Main services are connected

The Council Tax Band is C and is charged at £2122.78 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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