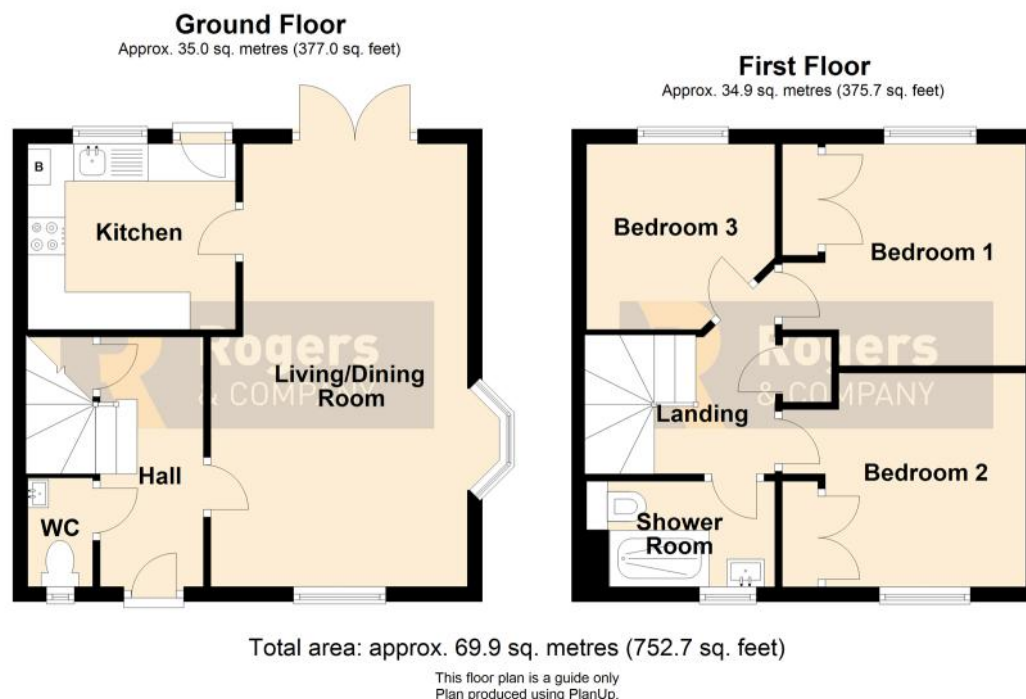




8 Newington Close Frome BA11 1HW

Guide Price £285,000

A lovely example of a three bedroom house situated in a small cul-de-sac within a few hundred yards of Victoria Park. The house was part of a modern development built by Bellway Homes in the late 1990's, the development is well maintained with areas of greenery and allocated parking. The house is a great design with an entrance hallway including the stairs and a cloakroom, the living dining room has a triple aspect with doors out to the rear garden and an opening into the kitchen. The first floor has fitted wardrobes in the main and second bedroom whilst the third is a single. The shower room is modern and contemporary with a large walk in shower enclosure. Outside the rear garden has a recently laid patio and lawn area. There is a gate at the rear of the garden leading to the resident parking area, which has a single garage (second away from the house) and a further allocated parking space.



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.



- 752 Sqft End Terrace House
- Sought After Cul-De-Sac
- Yards From Victoria Park
- Close to the Town Centre
- Three Bedrooms
- Living/Dining Room
- Fitted Kitchen, Shower Room & Downstairs WC
- Enclosed Garden
- Single Garage & Additional Parking Space
- Double Glazed Windows & Doors & Gas Central Heating

- Living/Dining Room 19' 6" (5.94m) x 11' 3" (3.43m) reducing to 9' 10" (3m)
- Kitchen 9' 0" (2.74m) x 8' 2" (2.49m)
- Bedroom One 10' 1" (3.07m) x 8' 9" (2.67m) average
- Bedroom Two 9' 2" (2.79m) x 8' 9" (2.67m) average
- Bedroom Three 8' 4" (2.54m) max x 8' 2" (2.49m) max
- Shower Room 8' 5" (2.57m) x 4' 8" (1.42m)



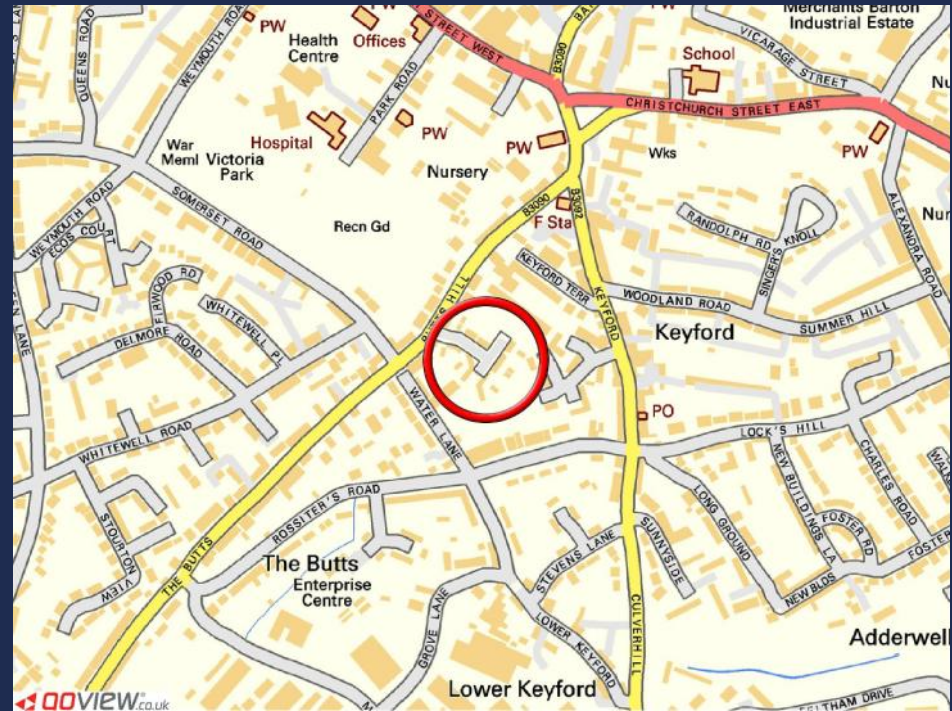
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold with an annual development charge of approximately £184.

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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

