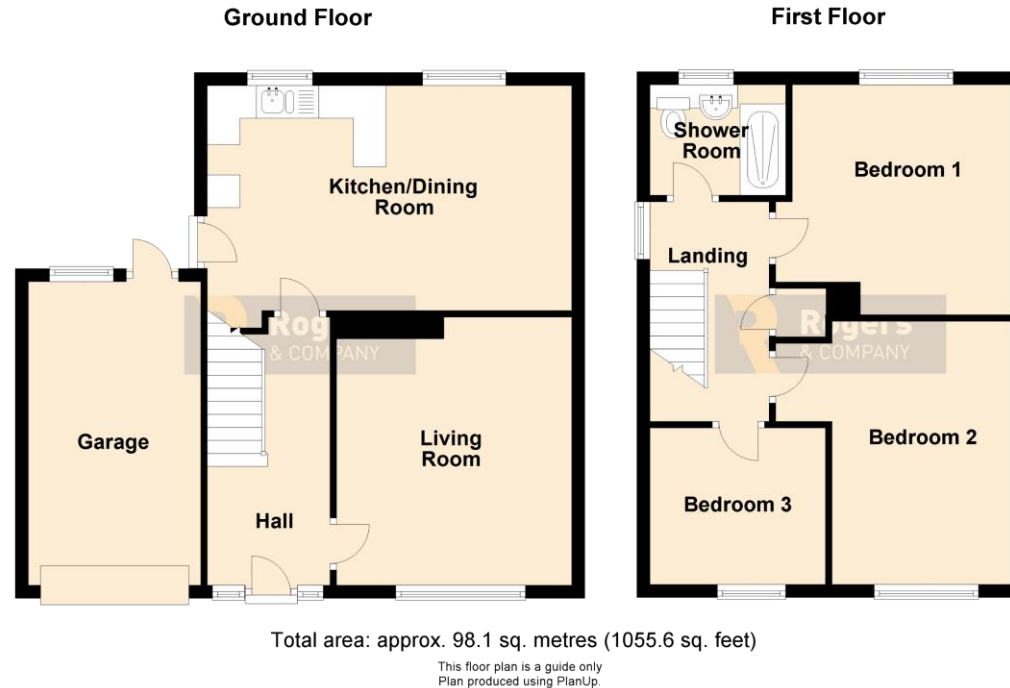




14 Leys Lane
Frome
BA11 2JT

Guide Price £379,950

Set on a sought after road, not a million miles away from the town centre, this three bedroom detached house has been the subject of significant improvement with the recent installation of a new shower room, the windows and doors were done in 2023 with a 10 year guarantee. The gas central heating has an Ideal Vogue combination boiler, the carpets and décor are in good condition and because of where it is, the plot is sensible too, with plenty of frontage where you can fit 4 cars and still have a lawn, to the rear garden, even though it's tiered, you still have plenty of space for seating and a lawn area too with a sloping graveled planting area adjoining the two.



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.



- 1055 Sqft Detached House
- Popular 1970's Development With Plenty Of Driveway Parking & Front Garden
- Easy Reach Of The Town Centre
- Sensible Layout With An Entrance Hallway
- Living Room At The Front
- Kitchen/Diner Across The Rear
- Recently Installed Shower Room
- Double Glazed Windows & Doors Installed in 2023
- Modern Gas Fired Central Heating
- Two Tiered Rear Garden

- Living Room 13' 6" (4.11m) x 11' 10" (3.61m)
- Kitchen/Dining Room 18' 4" (5.59m) x 11' 4" (3.45m)
- Bedroom One 11' 7" (3.53m) x 11' 0" (3.35m)
- Bedroom Two 12' 0" (3.66m) x 9' 0" (2.74m) average
- Bedroom Three 8' 10" (2.69m) x 7' 8" (2.34m)
- Shower Room 6' 10" (2.08m) x 5' 5" (1.65m)
- Garage 17' 0" (5.18m) x 8' 5" (2.57m)



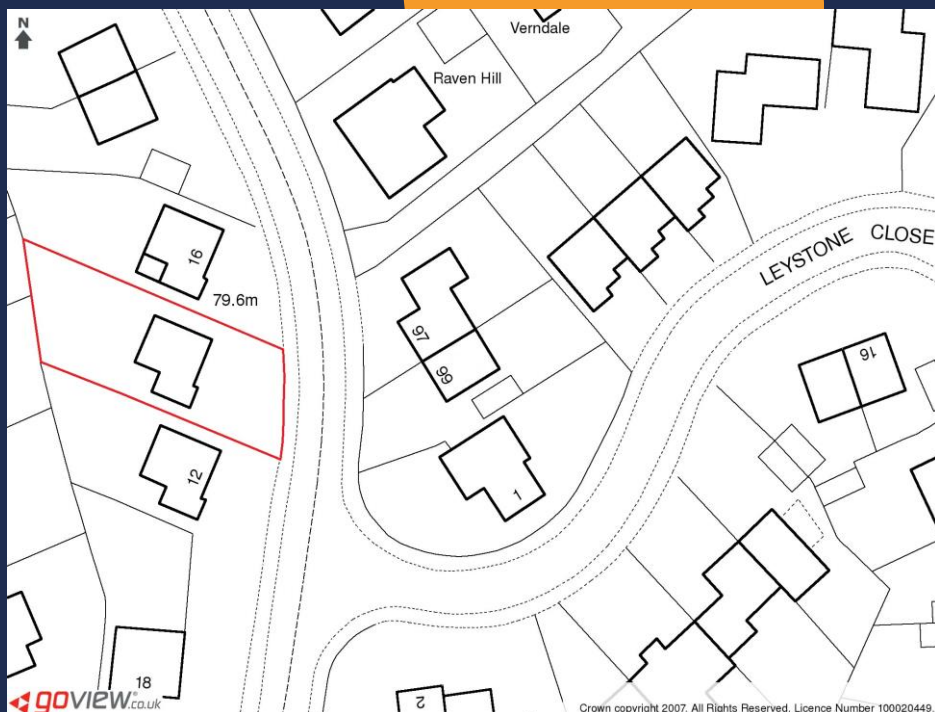
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All Mains Services are connected

The Council Tax Band is D and is charged at £2,553.69 2025/26



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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