



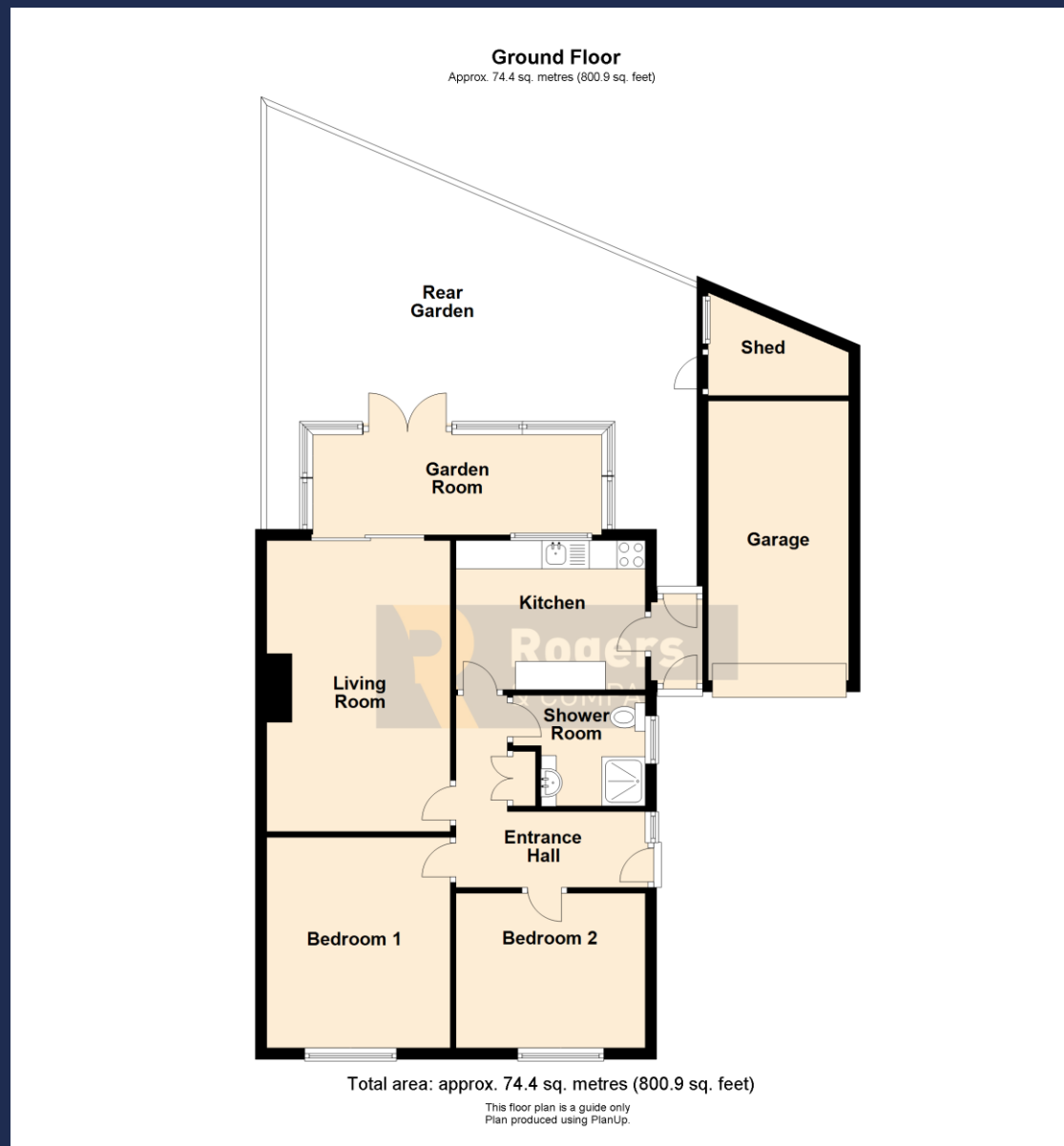


11 Elliott Close  
Frome  
Somerset  
BA11 2JL

## Guide Price £299,950

A semi-detached bungalow located in one of the town's premiere cul-de-sac's providing a practically level and traffic-free access into the town.

The property comprises: entrance hall, 17' living room, separate 11' kitchen, 16' garden room, two good-sized bedroom and shower room (former bathroom). The property has a garage and driveway. There is a garden to the front and a small garden to the rear.



### 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.*



- Semi-Detached Bungalow
- 17' Living Room
- Separate Kitchen
- Garden Room
- Two Good-Sized Bedrooms
- Shower Room
- Single Garage & Parking
- Upvc Double Glazing
- Excellent Town Location
- No Onward Chain

- Living Room 17' 0" (5.18m) x 10' 7" (3.23m)
- Kitchen 11' 0" (3.35m) x 8' 8" (2.64m)
- Garden Room 16' 9" (5.11m) x 5' 10" (1.78m)
- Bedroom One 12' 3" (3.73m) x 10' 8" (3.25m)
- Bedroom Two 10' 11" (3.33m) x 9' 0" (2.74m)
- Shower Room 7' 10" (2.39m) x 6' 3" (1.9m)
- Garage 16' 3" (4.95m) x 8' 2" (2.49m)
- Rear Garden 16' 0" (4.88m) x 27' 0" (8.23m) (max)





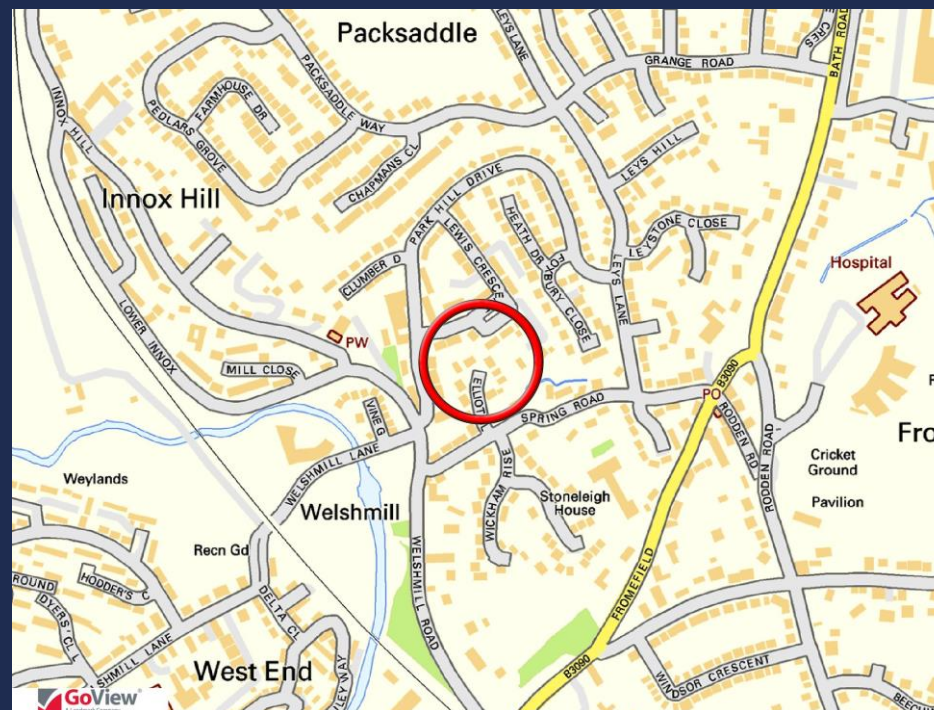
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Tenure is Freehold

All Mains Services are Connected

The Council Tax Band is C and is charged at £2,269.95 for 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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