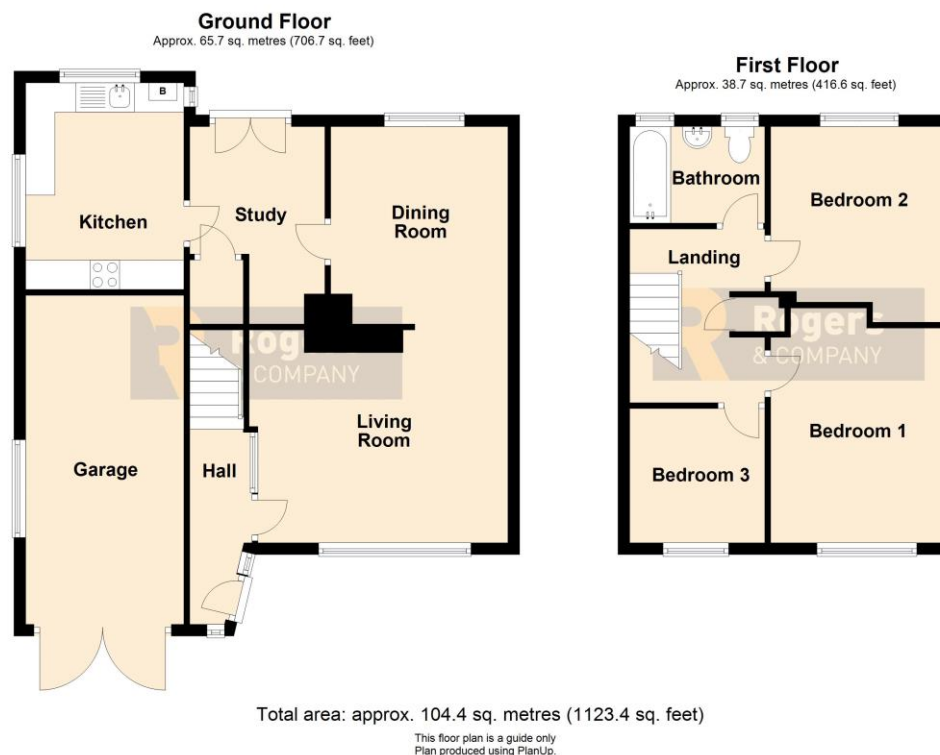




113 Leys Lane
Frome
BA11 2JS

Guide Price £379,950

Situated in a lovely, quiet little cul-de-sac, just a 5 minute walk from the river pathway that leads you into the town centre. This house has plenty of driveway parking with a garage on the side. The house is in excellent order throughout and has been very well maintained. The layout is typical of this age (1960's) with an entrance hallway, living room, dining room, in addition to a study and the kitchen extension. Upstairs there are three bedrooms and a sensible sized bathroom. Outside the garden is enclosed with a large raised patio area with a good level of privacy.



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

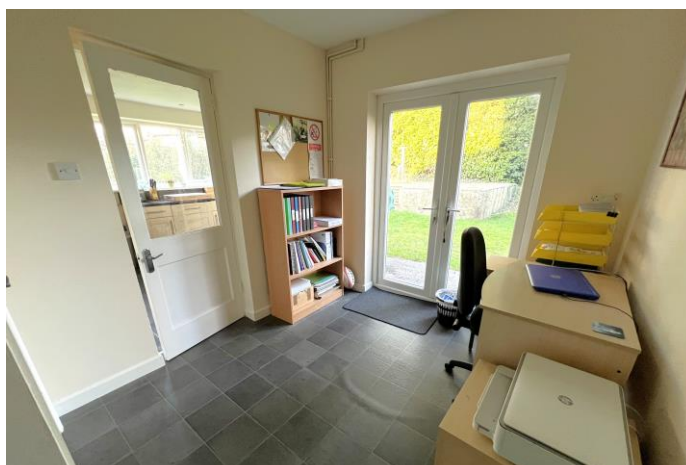
Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

Commercial Sales and Leasing

Having been one of the main local commercial agents in the town; over the past decade; we have been 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.

- 1123sqft Mature Semi-Detached House
- Sought After Cul-De-Sac
- Quiet Little Spot, Close To The Centre Of Town
- Three Bedrooms
- Three Receptions
- Extended On The Ground Floor
- Fitted Kitchen & Family Bathroom
- Gas CH & Double Glazed Window
- Single Garage, Driveway Parking
- Enclosed Corner Plot Garden

- Living Room 14'6" x 11'11" (4.41m x 3.36m)
- Dining Room 11'0" x 9'11" (3.35m x 3.02m)
- Study 8'3" x 11'0" (3.35m x 2.56m)
- Kitchen 11'8" x 8'10" (3.55m x 2.69m)
- Bedroom One 11'11" x 10'5" (3.63m x 3.17m)
- Bedroom Two 9'11" x 9'6" (3.02m x 2.89m)
- Bedroom Three 7'11" x 7'6" (2.41m x 2.28m)
- Bathroom 8'4" x 5'5" (2.54m x 1.65m)



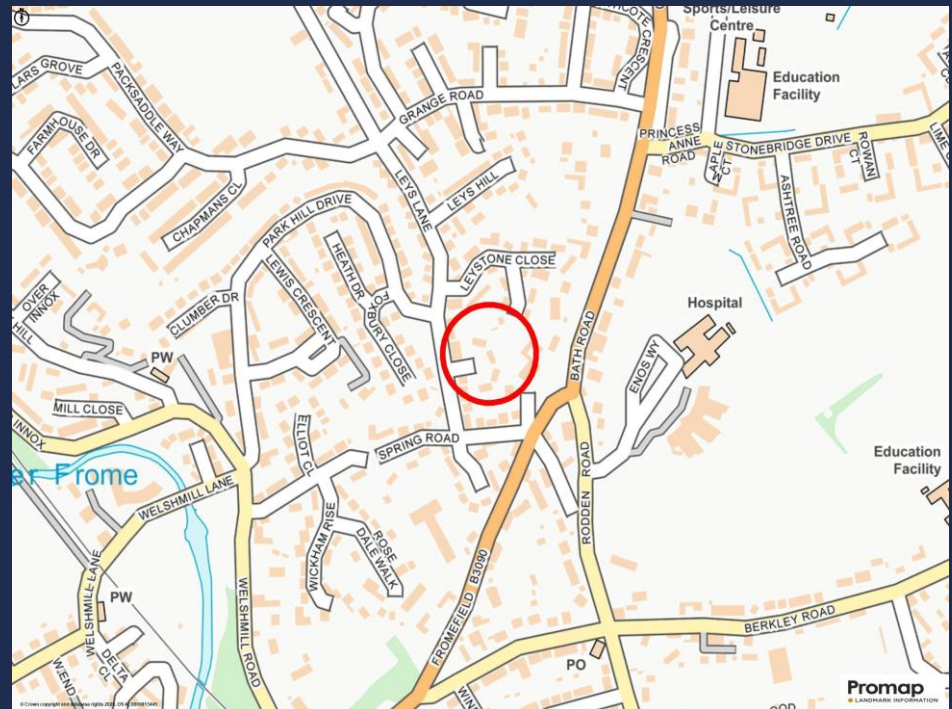


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The tenure is freehold

Electricity, mains water, drainage and gas 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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