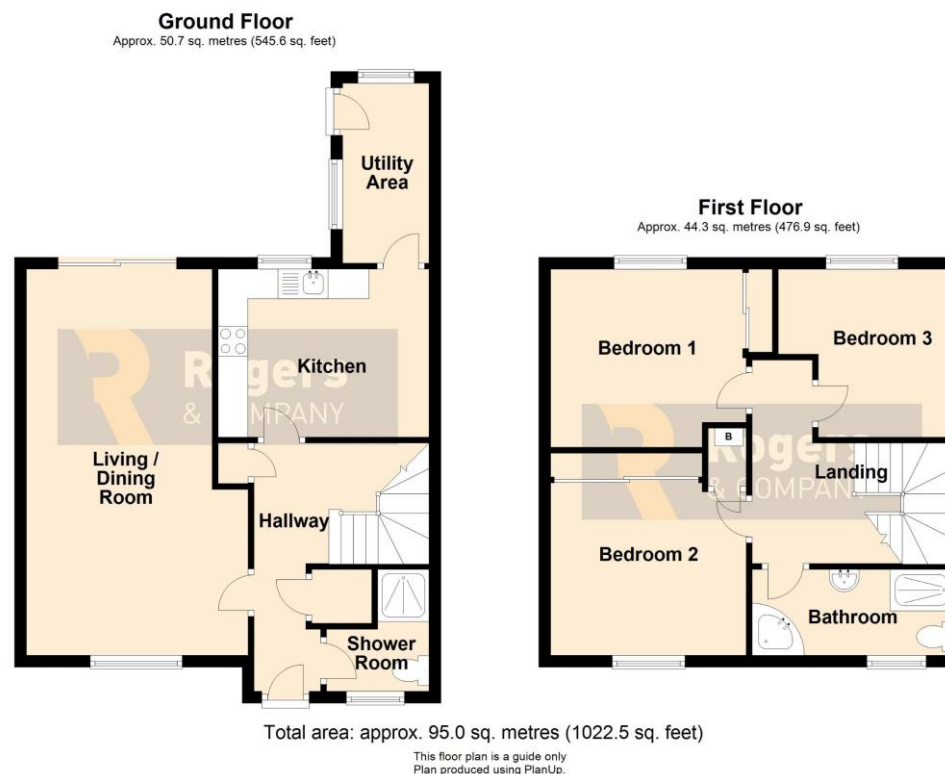




22 Westfield Road
Frome
BA11 4HY

Guide Price £285,000

A generously proportioned three bedroom end terraced house, situated at the end of a little pedestrianised cul-de-sac. This house has gardens to front and rear, sensible sized bedrooms and plenty of storage, with a downstairs shower room and modern kitchen. The front gate leads into the low maintenance front garden and into the entrance hallway. With doors into the living area, kitchen, shower room in addition to the stairs with storage under and another cloaks cupboard. Beyond the kitchen is the utility area with a door out to the rear. The first floor has three decent bedrooms and a four piece Bathroom. The central heating and hot water are provided by a gas fired combination boiler.



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.

- 1022 Sqft Sensible Sized Family Home
- Pedestrianised Little Cul-De-Sac
- Three Bedrooms
- Four Piece Bathroom Suite
- Downstairs Shower Room
- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Enclosed Gardens At Front & Rear
- Double Glazed Windows & Doors
- Gas Fired Central Heating With A Combination Boiler

- Living/Dining Room 20'8" X 11'10" reducing to 9'10"
- Kitchen 11'2" x 9'1"
- Shower Room 5'0" x 4'3" plus shower
- Utility Area 8'1" x 4'2"
- Bedroom One 10'2" x 10'6"
- Bedroom Two 10'4" x 8'5"
- Bedroom Three 9'2" x 8'9" reducing to 6'9"
- Bathroom 10'9" x 5'0"



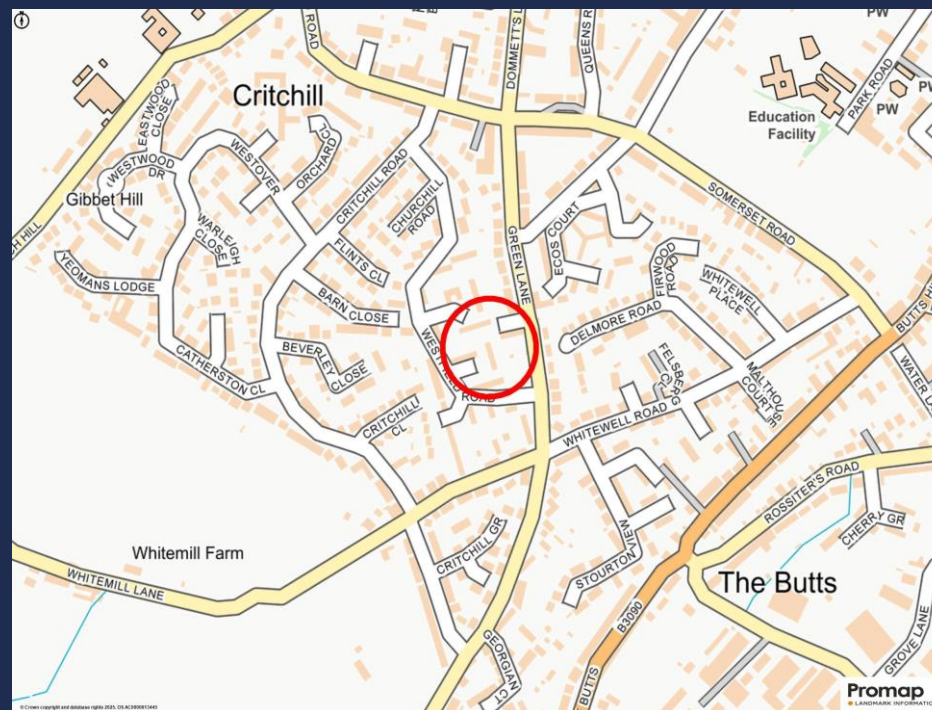
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The Tenure is Freehold

Water, Mains Drainage, Electricity and Gas are Connected at the property.

The Council Tax Band is B and is Charged at £1,986.20 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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E info@rogersandcompany.co.uk

rogersandcompany.co.uk

