



156 The Butts Frome BA11 4AG

Offers in excess of £265,000

A charming three-storey cottage brimming full of character, featuring original flagstone flooring, open fireplaces, and a good sized cottage style garden, including a quirky outside WC. It has been successfully let for six years and well maintained, now offering scope for buyers to add their own touch and make further improvements. The cosy lounge with its original fireplace leads to a kitchen diner and utility room, which opens up to the garden. The first floor provides a white three piece bathroom and two double bedrooms with stairs leading to the characterful master bedroom on the third floor. Benefitting from no onward chain, there is a modern gas fired central heating system with a Worcester combination boiler and double glazing throughout.



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.



- 751 Sqft Terraced Stone Cottage
- Three Bedrooms
- Living Room With Flagstone Floors & Open Fireplace
- Kitchen/Dining Room With Flagstone Floors
- First Floor Bathroom
- Utility Room With Belfast Sink
- Gas Central Heating & Upvc Double Glazed Windows
- Good Sized Rear Garden With Outside WC
- Gas Safe With Modern, Compliant Electrics
- No Onward Chain

- Living Room 11' 6" (3.51m) x 11' 5" (3.48m)
- Kitchen/Diner 11' 7" (3.53m) x 10' 0" (3.05m)
- Utility Room 7' 9" (2.36m) x 5' 0" (1.52m)
- Bedroom Two 11' 5" (3.48m) x 8' 3" (2.51m)
- Bathroom 6' 10" (2.08m) x 4' 8" (1.42m)
- Bedroom Three 10' 2" (3.1m) x 6' 9" (2.06m)
- Bedroom One 11' 5" (3.48m) x 10' 4" (3.15m)



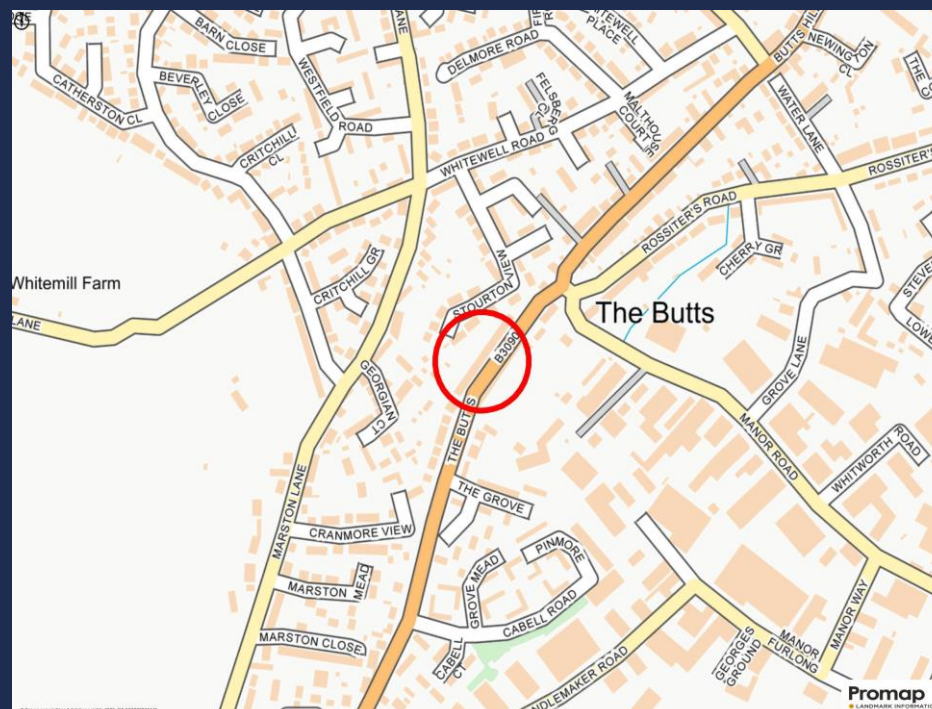
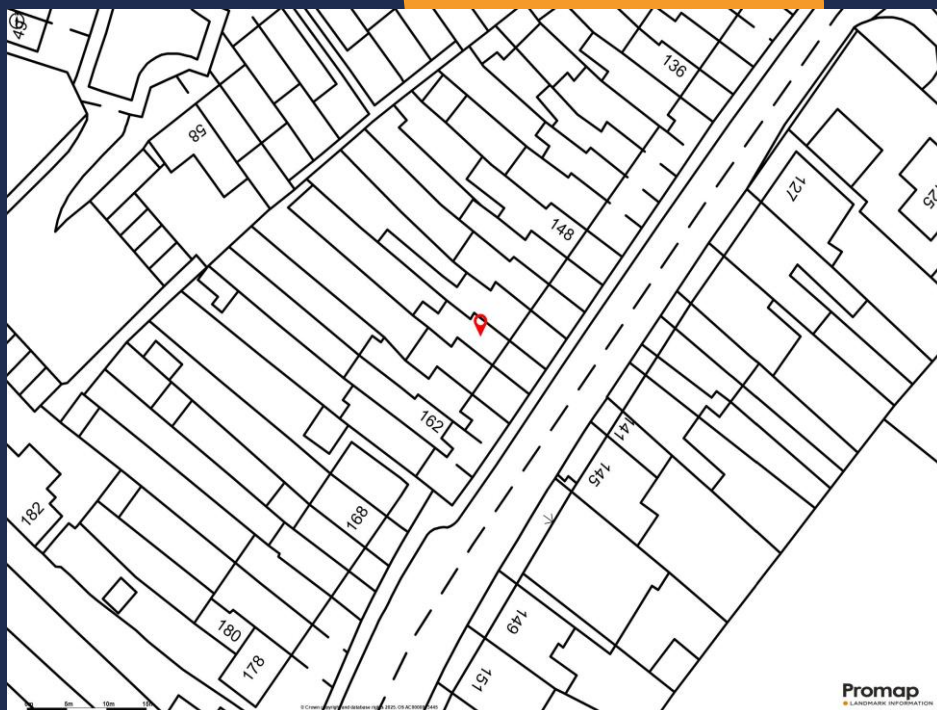
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

156 The Butts Frome Somerset BA11 4AG

The tenure is freehold

Electricity, Gas, Mains Water & Drainage are connected

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

Rogers
& COMPANY