



Sunny Patch
High Street
Buckland Dinham
BA11 2QZ

Guide Price £450,000

A rare opportunity to buy a mature detached bungalow with a level garden in the heart of this village.

Accommodation is larger than expected, comprising: three bedrooms, bathroom, dining room, 16' living room and 22' kitchen.

The property has a modern external oil fires boiler, double glazing and plastic fascia's.

The rear level garden adjoins farmland and has a long garden/hobbies room in addition to the 'L' shaped double garage.



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.



- Mature Detached Bungalow
- Three Double Bedrooms
- Modern Fitted Bathroom
- 12' Dining Room
- 16' Living Room
- 22' Galley Kitchen
- Detached Double Garage
- 18' Hobbies Room
- Level Rear Garden
- Adjoining Farmland

- Living Room 16' 3" (4.95m) x 13' 3" (4.04m)
- Dining Room 12' 6" (3.81m) x 11' 0" (3.35m)
- Galley Kitchen 22' 1" (6.73m) x 7' 0" (2.13m)
- Bedroom One 12' 9" (3.89m) x 8' 9" (2.67m)
- Bedroom Two 12' 5" (3.78m) x 8' 9" (2.67m)
- Bedroom Three 10' 5" (3.18m) x 10' 3" (3.12m)
- Bathroom 6' 9" (2.06m) x 6' 4" (1.93m)
- Double Garage 15' 7" (4.75m) x 23' 7" (7.19m) (max)
- Hobbies Room 18' 9" (5.72m) x 5' 7" (1.7m)
- Rear Garden 55' 0" (16.76m) x 46' 0" (14.02m)





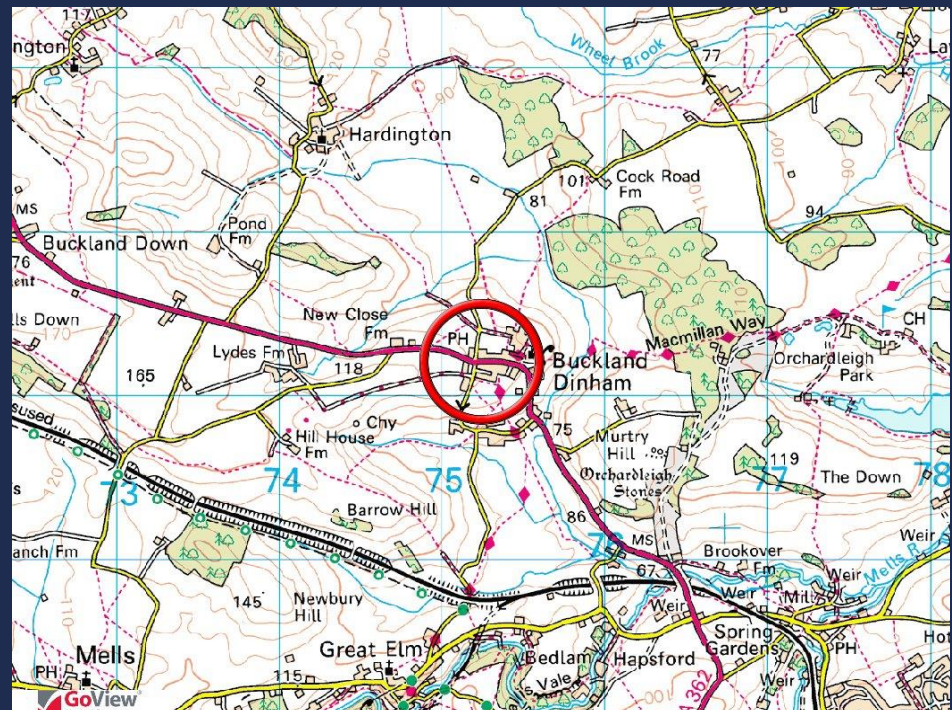
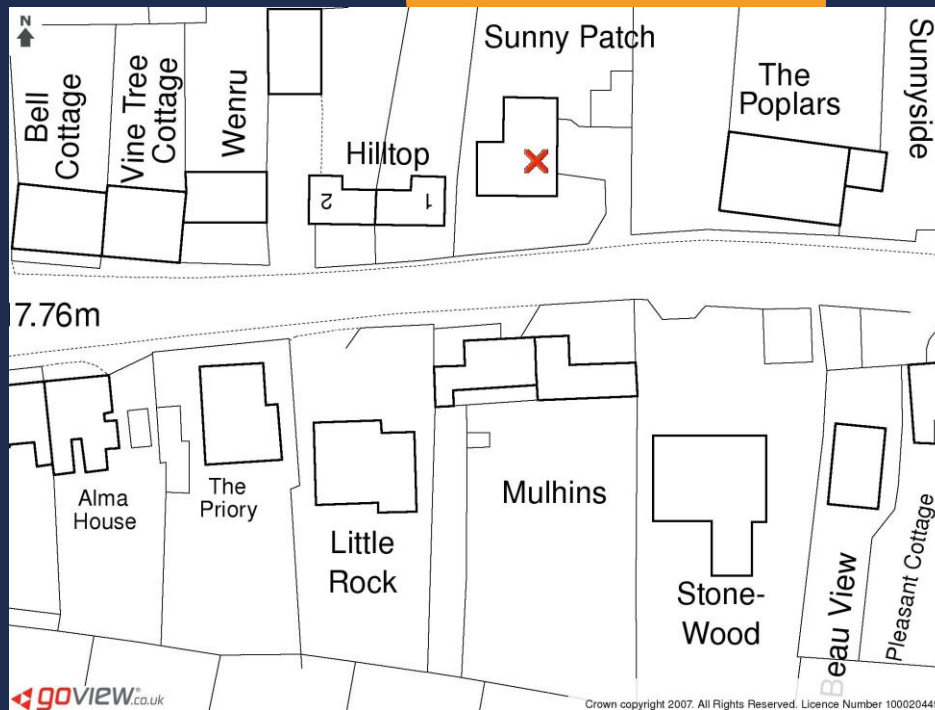
AWAITING EPC

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The Property is Freehold

Mains Water, Electricity and Drainage are Connected

The Council Tax Band is D and is charged at £2,312.81 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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