



56 Westover  
Frome  
BA11 4HS

Guide Price £320,000

A re-designed and improved semi-detached bungalow on the Northern fringe of this popular development. The property has a rear open plan living room and kitchen which opens onto the garden, other improvements include an extended bathroom with bath and separate walk-in shower.

There are two further double bedrooms, enclosed gardens, garage and ample driveway parking.

It is conveniently located within amenities and on the town's bus route.

#### Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 62.8 sq. metres (675.9 sq. feet)

#### 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
- Recently Re-Roofed
- 25' Open Plan Living Room and Kitchen
- Gas Central Heating
- Good Modern Order Throughout
- Two Double Bedrooms
- Extended Four Piece Bathroom
- Nearby Shops and Bus Route
- Good-Sized Level Gardens
- Single Garage and Ample Driveway Parking

- Reception Room 16'6" (5.05m) x 13'5" (4.11m)
- Kitchen Area 12'6" (3.84m) x 7'5" (2.28m)
- Bedroom One 12'5" (3.81m) x 12'6" (3.84m)
- Bedroom Two 13'0" (3.96m) x 7'9" (2.40m)
- Bathroom 9'0" (2.74m) x 5'8" (1.76m)
- Garage 8'10" (2.46m) x 17'03" (5.19m)
- Rear Garden 26'04" (7.93m) x 35'05" (10.68m)



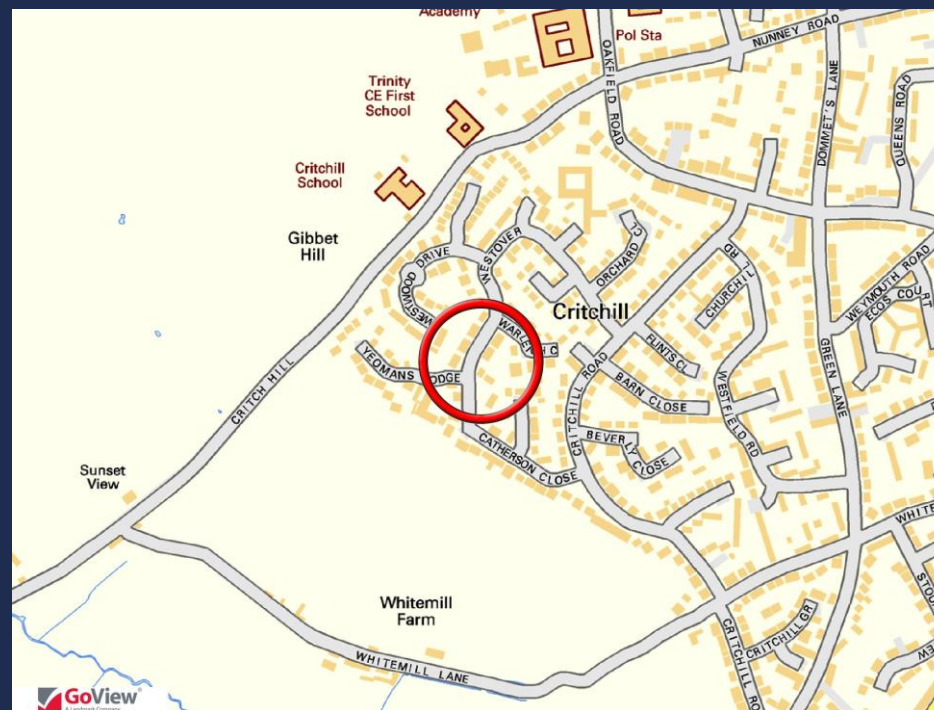
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

56 Westover  
Frome  
Somerset  
BA11 4ET

Tenure is Freehold

Mains Services 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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E [info@rogersandcompany.co.uk](mailto:info@rogersandcompany.co.uk)

[rogersandcompany.co.uk](http://rogersandcompany.co.uk)

**Rogers**  
& COMPANY