

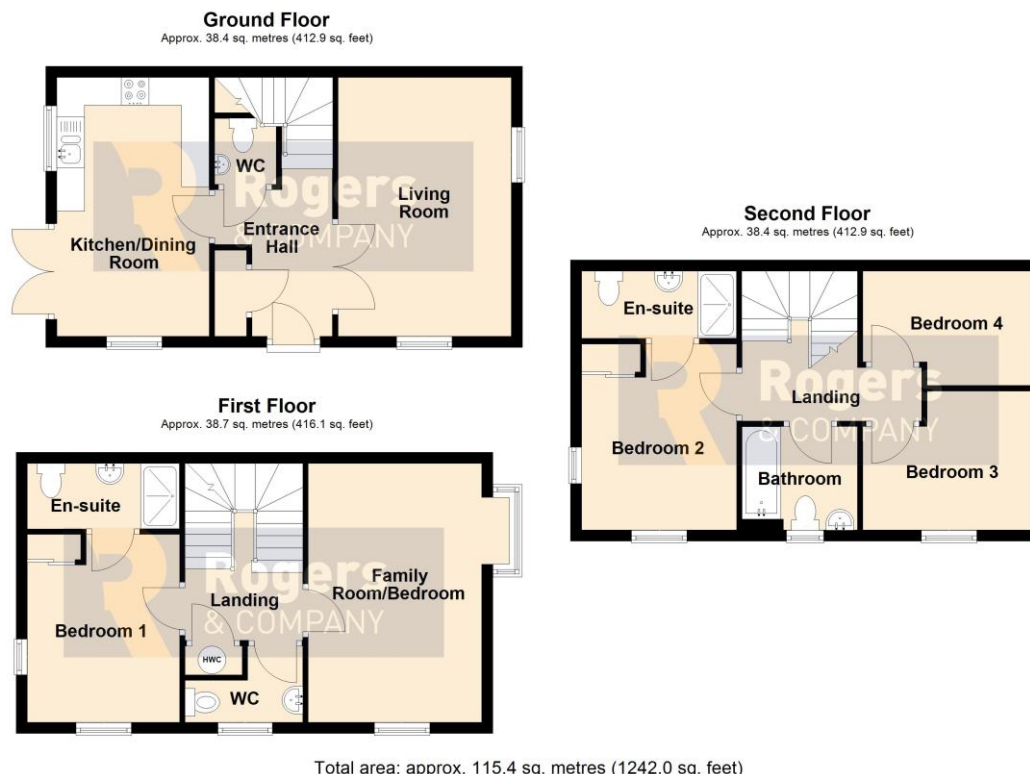




# 67 Great Western Street Frome BA11 1GA

## Guide Price £405,000

Situated on the central Trinity Park Development is this large Detached townhouse. With accommodation set over three floors with plenty of space that could house five bedrooms if required. The ground floor has the entrance hall, one of the cloakrooms, the living room and kitchen/diner. The first floor has an additional family room, another cloakroom and bedroom with en-suite shower room. The top floor has another en-suite bedroom, two further bedrooms and yet another bathroom. The property has a lovely garden to the side that offers a good degree of privacy, with an artificial lawn, raised veg beds and decked seating area. The garden overlooks the protected Rodden meadow with the Quarry railway line in between. There is a gate onto the two vehicle driveway and the single garage. There is Gas fired central heating to radiators with a pressurised hot water system. All the windows and doors are Upvc with a composite front door.



### 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.*



- 1242sqft Detached Townhouse In Great Condition
- Less Than 10 Minutes Walk To The Centre Of Town & 5 Minutes From The Train Station
- Four/Five Bedrooms (depending how many living rooms you want)
- Two En-Suite Shower Rooms & Two Cloakrooms
- 15' Ground Floor Living Room
- 15' First Floor Sitting/Family Room
- 15' Kitchen/Dining Room
- Gas Fired Central Heating & Double Glazed Windows
- Garage & Two Vehicle Driveway Parking
- Private Enclosed Garden With a View Over The Nature Reserve at Rodden Meadow

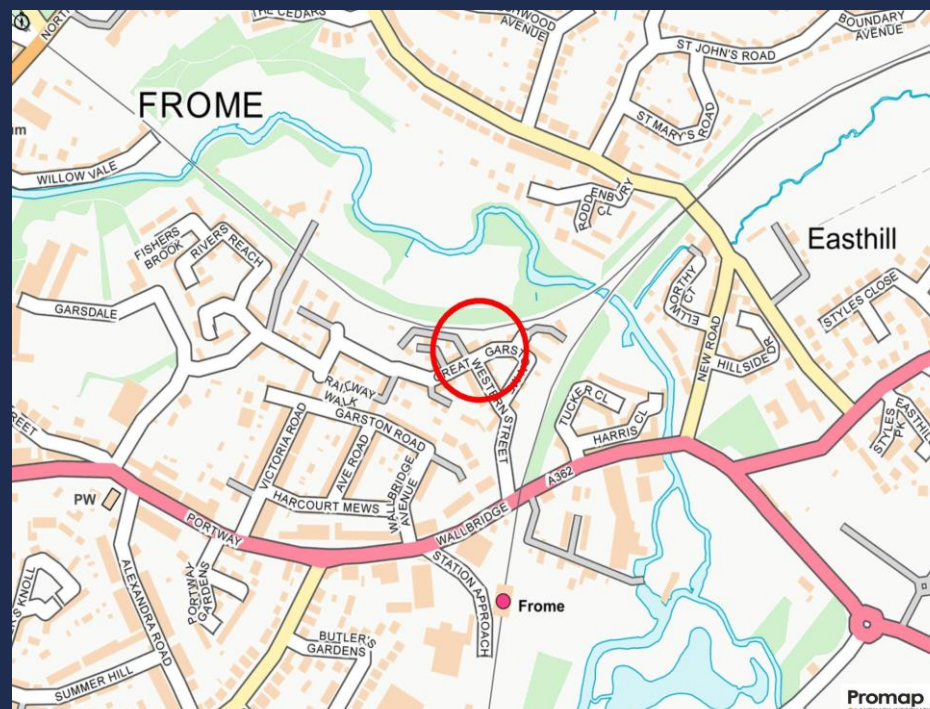
- Living Room 15'2" (4.62m) x 10'2" (3.1m)
- Kitchen/Dining Room 15' 2" (4.62m) x 8'10" (2.69m)
- Family Room 15'2" (4.62m) x 10'2" (3.1m)
- Bedroom Two 9'6" (2.9m) x 9'0" (2.74m)
- En-Suite Shower Room 9'0" (2.9m) x 3'7" (1.09m)
- Bedroom One 9'6" (2.9m) x 9'0" (2.74m)
- En-Suite Shower Room 9'0" (2.9m) x 3'7" (1.09m)
- Bedroom Three 10'3" (3.12m) x 8'0" (2.44m) max
- Bedroom Four 10'2" (3.1m) x 6'11" (2.11m) max
- Bathroom 6' 11" (2.11m) x 6' 2" (1.88m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold. There is an annual development charge for Trinity Park to cover maintenance of the private roads, lighting and communal areas, this charge we believe is in the region of £250.00 per annum.

All main services are connected.

The council tax is band D and charged £2,553.69 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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