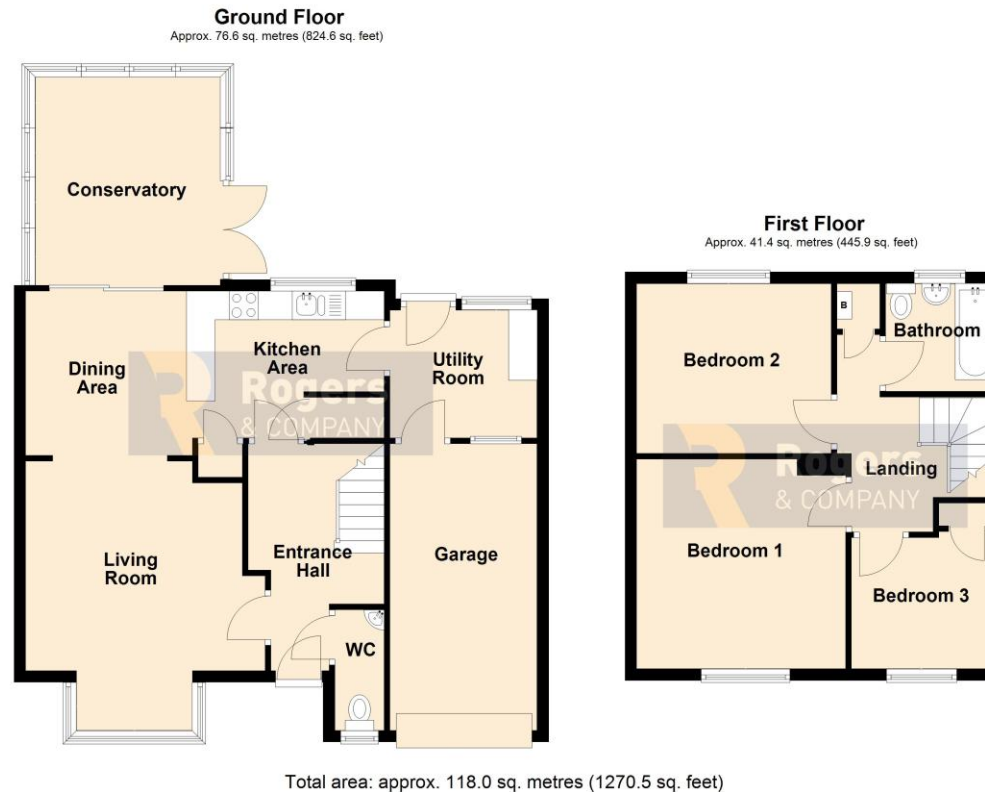




8 Lilly Batch
Frome
BA11 2JA

Guide Price £380,000

Located in a little sought after cul-de-sac on the popular Packsaddle development is this three bedroom detached house. Offered for sale with no onward chain this house was built in 1971, the layout is great. The accommodation is sensibly sized with three bedrooms, a kitchen/dining room across the back of the house with a bay windowed living room at the front and a conservatory at the rear. The garden is fully enclosed with access to the utility room with a door from the kitchen and into the garage. The first floor has the three bedrooms and the family bathroom. There is a block paved driveway providing parking at the front. The windows are double glazed along with 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.



- Sought After Quiet Cul-De-Sac
- Outskirts Of Bath Side
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Downstairs WC
- Single Garage
- Driveway Parking
- Gas Central Heating & Double Glazed Windows
- Enclosed Gardens
- No Onward Chain

- Living Room 14' 0" (4.27m) x 12' 0" (3.66m)
- Dining Area 9' 9" (2.97m) x 9' 5" (2.87m)
- Kitchen Area 11' 6" (3.51m) x 6' 0" (1.83m) increasing to 9' 1" (2.77m)
- Conservatory 11' 11" (3.63m) x 11' 2" (3.4m)
- Utility Room 7' 6" (2.29m) x 7' 4" (2.24m)
- Garage 16' 3" (4.95m) x 8' 5" (2.57m)
- Bedroom One 12' 0" (3.66m) x 12' 0" (3.66m)
- Bedroom Two 11' 11" (3.63m) x 9' 9" (2.97m)
- Bedroom Three 8' 5" (2.57m) x 7' 6" (2.29m)
- Bathroom 6' 4" (1.93m) x 6' 2" (1.88m)



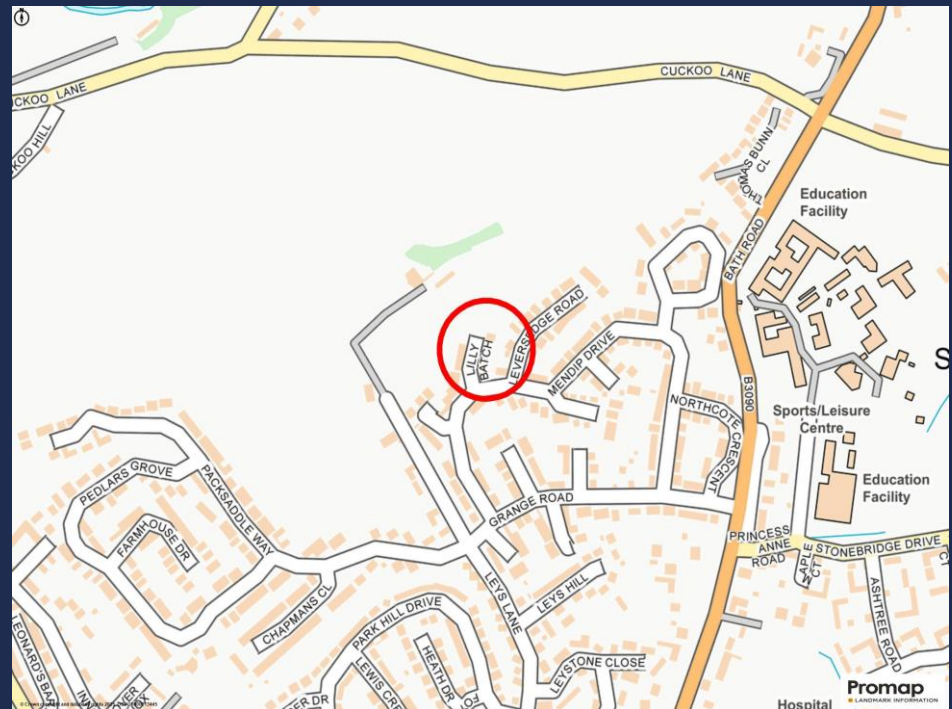


8 Lilly Batch Frome BA11 2JA

The tenure is freehold

Electricity, mains water, drainage and gas are connected

The Council Tax Band is D and is charged at £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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