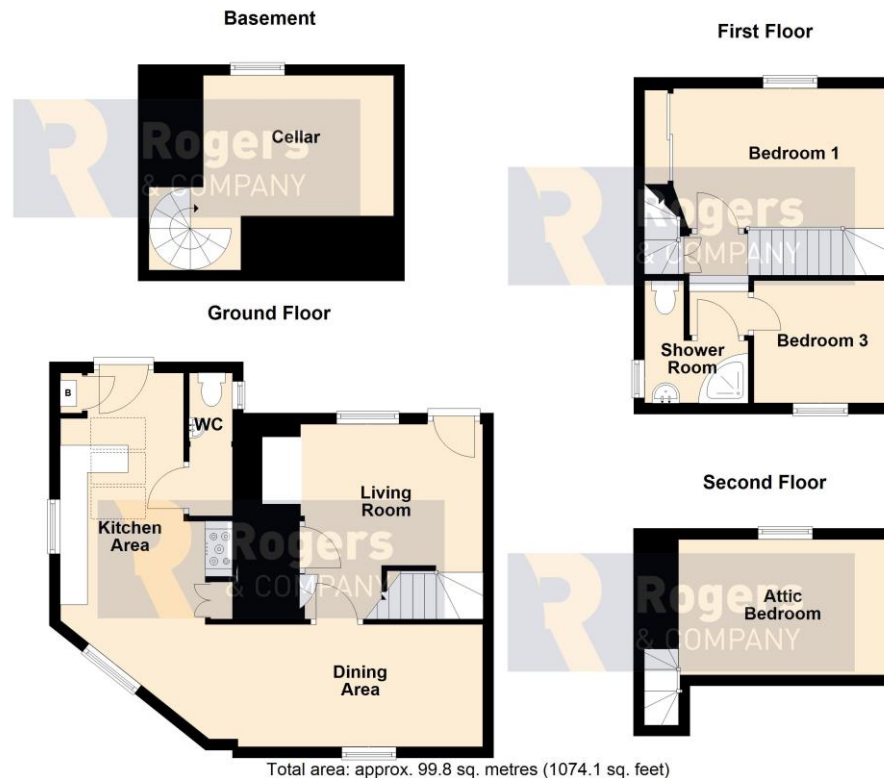




2 Houston Way  
Frome  
Somerset  
BA11 3EU

## Guide Price £315,000

A characterful and very well presented end terrace cottage. In terrific order throughout with a lovely, light and bright kitchen/breakfast room. The layout is over four floors with very handy cellar storage, with the living room including a stone inglenook fireplace and inset wood burning stove. This leads through a doorway into the dining room, with its painted stone wall and inset shelving. This room wraps around into the kitchen, combining open plan space with a degree of separation. The kitchen has plenty of storage, glazed velux windows and a WC off. On the first floor there is a modern shower room, a generous main bedroom along with the third and a spiral staircase up to the attic bedroom. Outside the courtyard garden is fully enclosed by stone walling to two sides, block paved with a glazed veranda.



### 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.*

- 1074 Sqft Period Cottage
- Arranged Over Four Floors
- Impressive Kitchen/Breakfast Room
- Living Room With Inglenook Fireplace and Woodburning Stove
- Dining Room, Cellar, Downstairs WC
- Three Bedrooms With One In The Attic
- Modern Gas Fired Central Heating
- Modern Electrical Wiring, Updated in 2023
- Double Glazed Windows
- Enclosed, Mature Walled Courtyard Garden

- Living Room 14' 9" (4.5m) x 11' 11" (3.63m)
- Dining Room 15' 8" (4.78m) x 7' 5" (2.26m)
- Kitchen 14' 10" (4.52m) x 10' 5" (3.18m)
- Cellar 9' 7" (2.92m) x 7' 8" (2.34m)
- Bedroom Three 8' 4" (2.54m) x 7' 4" (2.24m)
- Bedroom One 14' 2" (4.32m) x 8' 10" (2.69m)
- Shower Room 6' 1" (1.85m) x 4' 4" (1.32m)
- Bedroom 2 (Attic) 14' 2" (4.32m) x 8' 10" (2.69m)



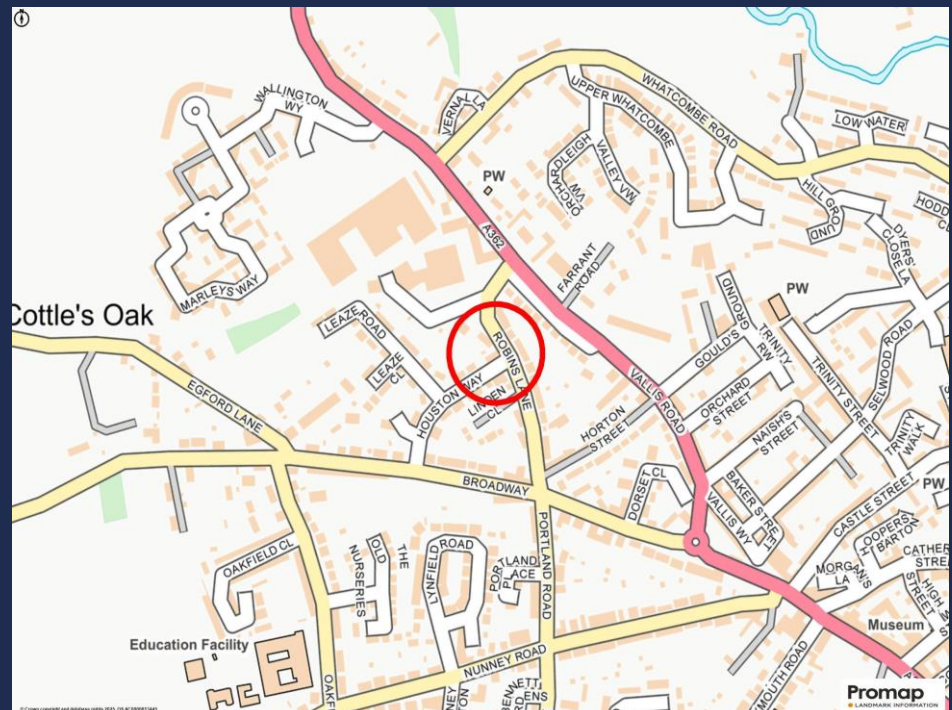


## 2 Houston Way Frome Somerset BA11 3EU

The tenure is freehold

Electricity, mains gas, mains water and 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.

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