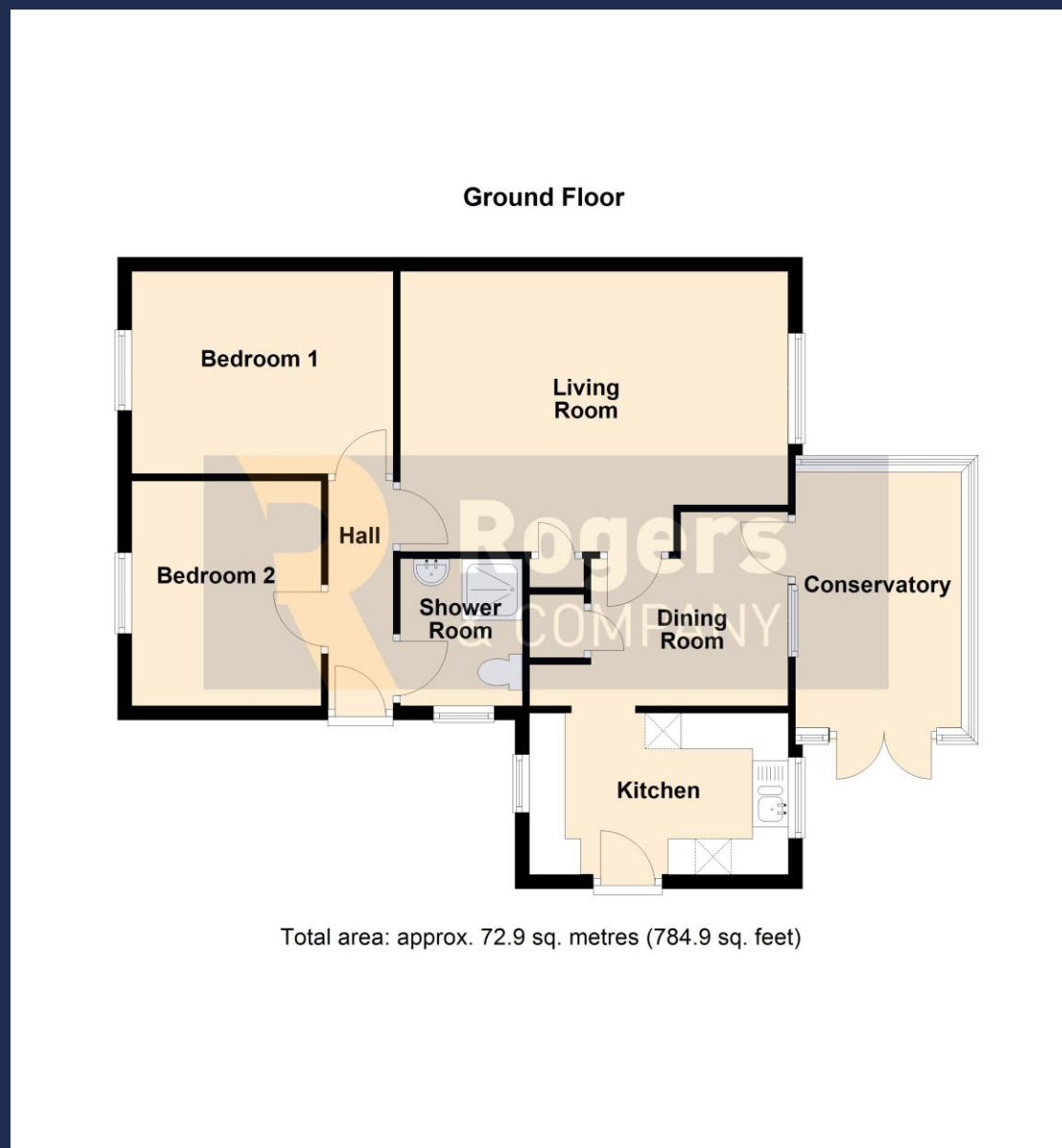




15 Pedlars Grove Frome BA11 2SL

Guide Price £295,000

An exceptionally well maintained two bedroom semi detached bungalow situated on the popular Packsaddle development on the Bath side of town. Set back from the road with a decent frontage with 2/3 parking spaces and a low maintenance front garden. The internal accommodation has been extended to form two receptions in addition to a conservatory. There is a level, landscaped rear garden. Further benefits include gas fired central heating and double glazed windows. The property is offered for sale with no onward chain.



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.

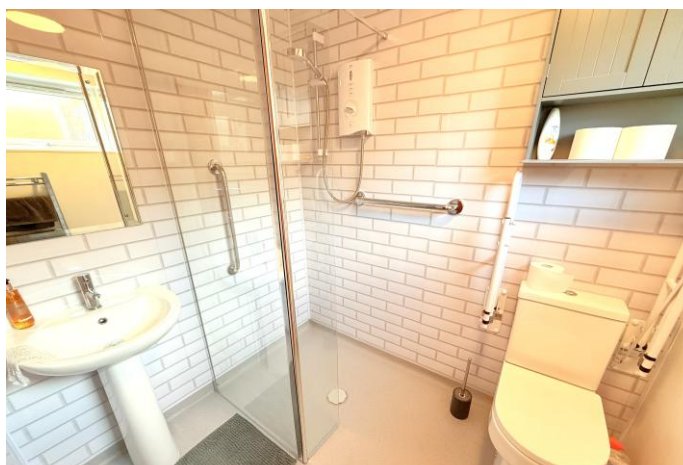
Commercial Sales and Leasing

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.



- 784 Sqft Semi Detached Bungalow
- Popular Location On Packsaddle Development
- Two Bedrooms
- Two Receptions & Conservatory
- Extremely Well Presented Throughout
- Landscaped & Level Rear Garden
- Driveway Parking For 2/3 Vehicles
- No Onward Chain
- Gas Central Heating
- Double Glazed Windows & Doors

- Living Room 17' 10" (5.44m) x 12' 10" (3.91m)
- Dining Room 10' 1" (3.07m) x 9' 0" (2.74m)
- Conservatory 11' 7" (3.53m) x 7' 7" (2.31m)
- Kitchen 11' 6" (3.51m) x 7' 6" (2.29m)
- Bedroom One 12' 0" (3.66m) x 9' 10" (3m)
- Bedroom Two 9' 10" (3m) x 8' 9" (2.67m)
- Bathroom 6' 9" (2.06m) x 5' 6" (1.68m)





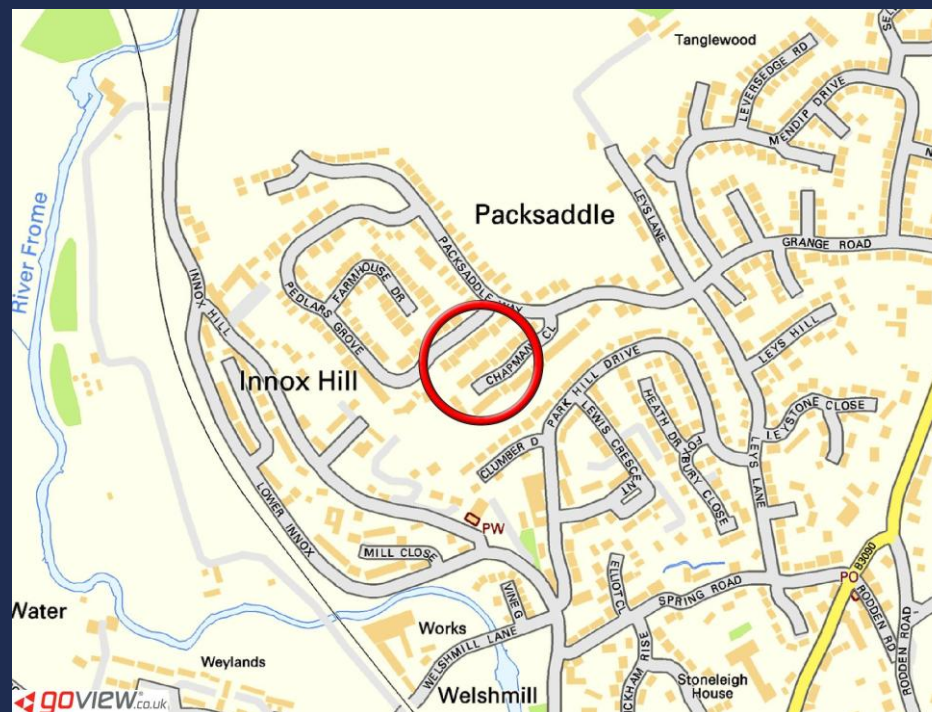
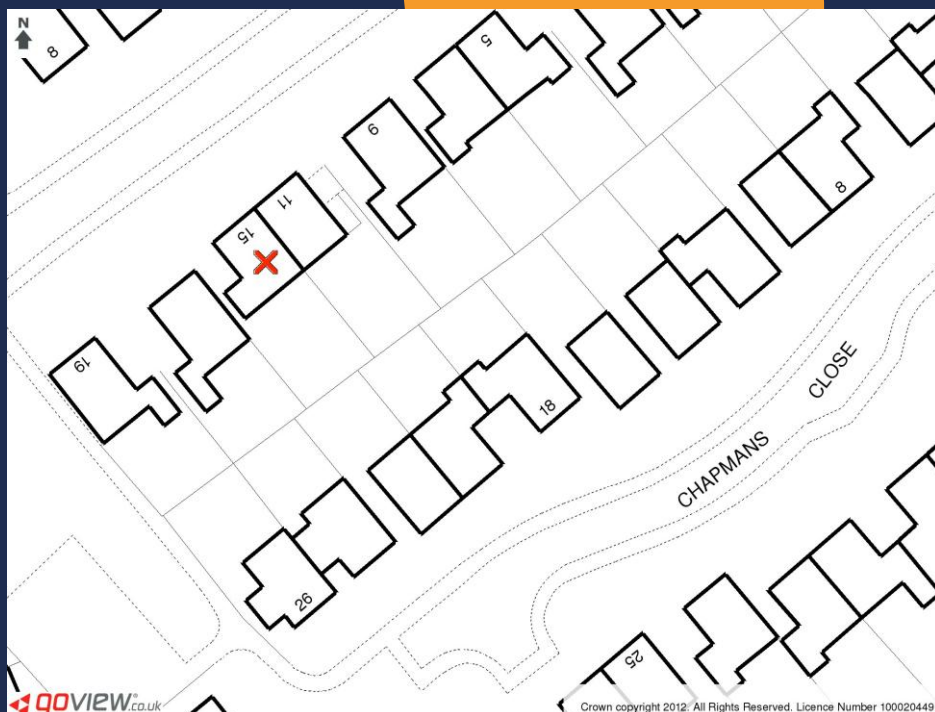
AWAITING EPC

**15 Pedlars Grove
Frome
BA11 2SL**

The tenure is freehold

All Main 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.

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& COMPANY**