

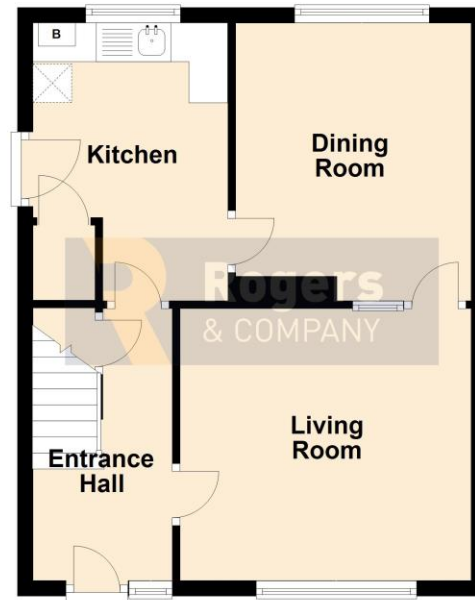


17 Monmouth Drive
Frome
BA11 2DY

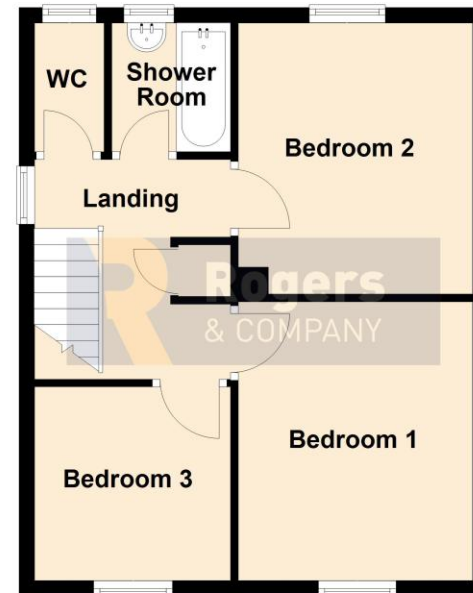
Guide Price £275,000

Offered for sale for the first time since it was built in 1964 is this mature three bedroom semi-detached property located on the popular Berkley down development within easy walking distance of Hayesdown School on the Bath Side of Town. Now in need of improvement, this house offers the chance for someone to create their ideal family home. With a corner plot and a garage at the rear, it has plenty of potential to extend at the side and rear, should you require (subject to all the necessary consents). There is a single garage and driveway parking at the rear

Ground Floor



First Floor



Total area: approx. 877.3 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.



- 877 sqft Semi-Detached Family Home
- Popular Berkley Down Development On The Bath Side Of Town
- Three Bedrooms
- Living Room & Dining Room
- Kitchen With Door To The Side Garden
- Bathroom & Separate WC
- Single Garage & Driveway Parking
- In Need Of Modernisation Throughout
- Room For Extension On The Side (subject to all relevant permission)
- No Onward Chain

- Living Room 12' 3" (3.73m) x 11' 7" (3.53m)
- Dining Room 11' 10" (3.61m) x 9' 10" (3m)
- Kitchen 8' 4" (2.54m) x 8' 3" (2.51m)
- Bedroom One 12' 3" (3.73m) x 10' 0" (3.05m)
- Bedroom Two 11' 7" (3.53m) x 10' 0" (3.05m)
- Bedroom Three 8' 3" (2.51m) x 8' 2" (2.49m)
- Bathroom 5' 5" (1.65m) x 5' 4" (1.63m)
- WC 5' 5" (1.65m) x 2' 7" (0.79m)



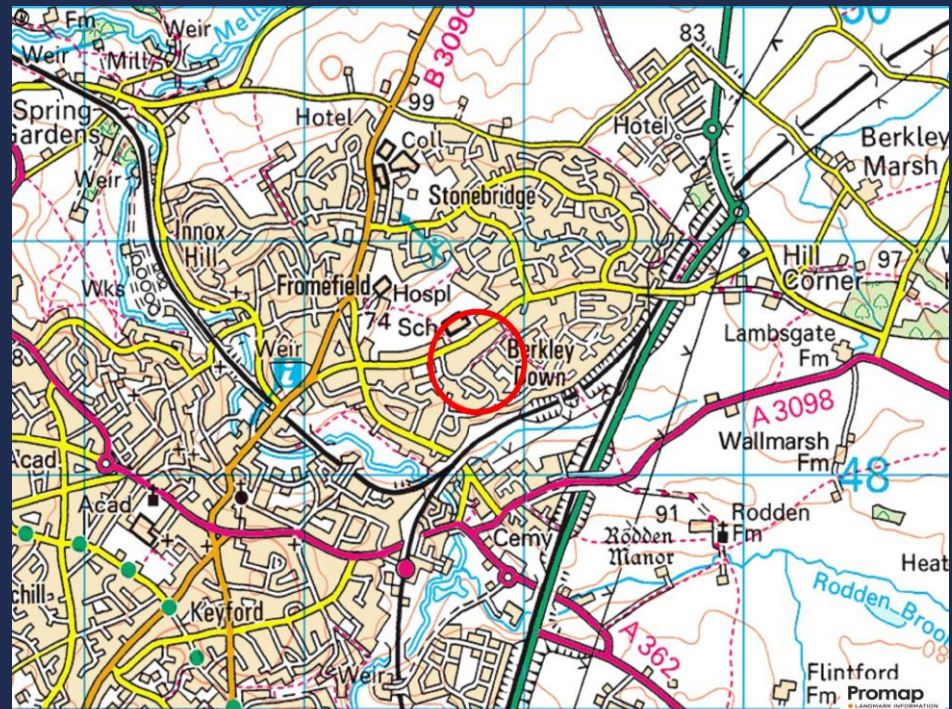
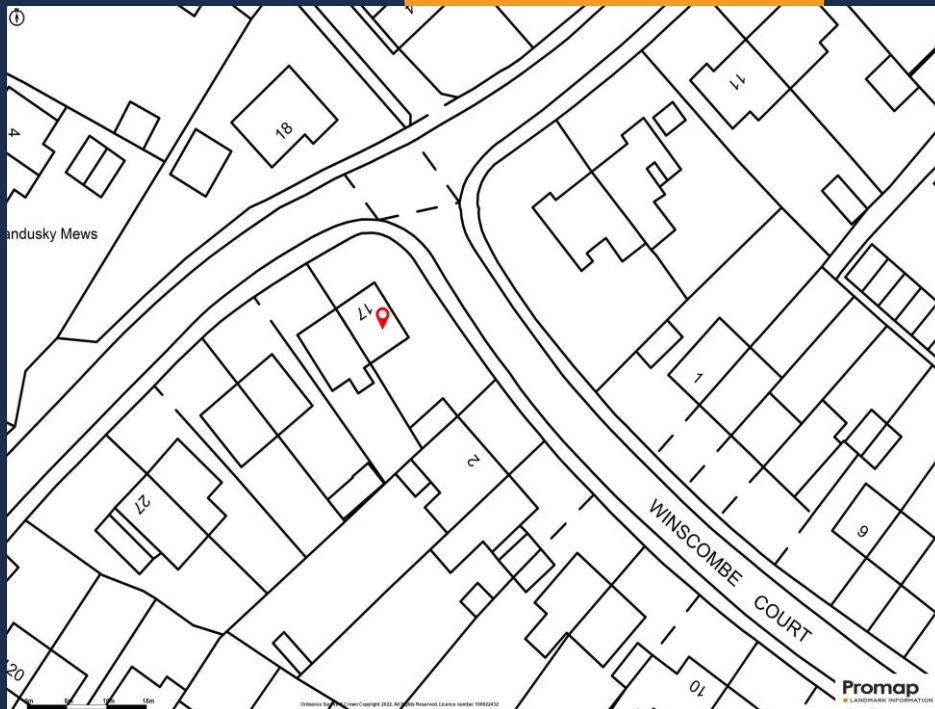


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The Tenure is Freehold

Gas, Electricity, Mains Water & Drainage 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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