



8a Christchurch Street East  
Frome  
BA11 1QB

Guide Price £239,950

Offered for sale for the first time since it was built in 2003 is one of a pair of two houses, just a short stroll from the centre of town with the benefit of secure allocated parking. The house has an entrance hallway, with utility cupboard (formerly a WC) fitted kitchen and living/dining room. The first floor has two large single (or small doubles) bedrooms and an additional shower room with the main bedroom and shower room on the first floor. Outside there is a courtyard with gated access to the rear parking space.



Total area: approx. 87.6 sq. metres (943.3 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.*

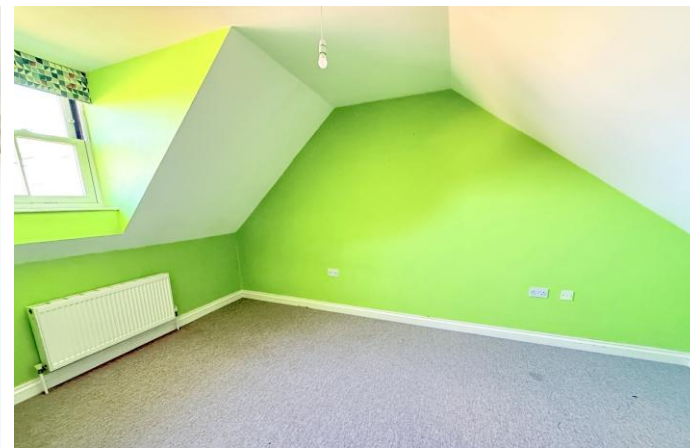
#### Commercial Sales and Leasing

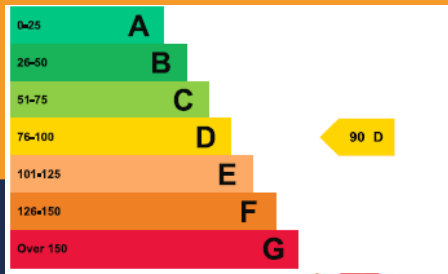
*Having been one of the main local commercial agents in the town; over the past decade; we have been able to assist in modelling the centre by grouping like minded shops enabling them to support each other. In addition we have let numerous industrial units and office complexes in the Commerce Park, Marston 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.*



- 943 Sqft Townhouse
- Short Walking Distance To Town Centre
- Electronic Gated Residents Parking Area With Allocated Space
- In Need Of Some Cosmetic Improvements
- Living Room, Kitchen
- Downstairs Utility Cupboard (Formerly WC), First & Second Floor Shower Rooms
- Two First Floor Bedrooms and Top Floor Main Bedroom
- Enclosed Rear Courtyard
- Allocated Parking In Secure Residents Car Park
- Gas Fired Central Heating

- Living Room 16' 10" (5.13m) x 10' 1" (3.07m)
- Kitchen 9' 6" (2.9m) x 8' 6" (2.59m)
- Bedroom Two 9' 7" (2.92m) x 8' 7" (2.62m)
- Bedroom Three 9' 7" (2.92m) x 8' 5" (2.57m)
- Shower Room 5' 11" (1.8m) x 4' 11" (1.5m)
- Bedroom One 15' 7" (4.75m) x 9' 8" (2.95m)
- Shower Room 7' 2" (2.18m) x 6' 7" (2.01m)



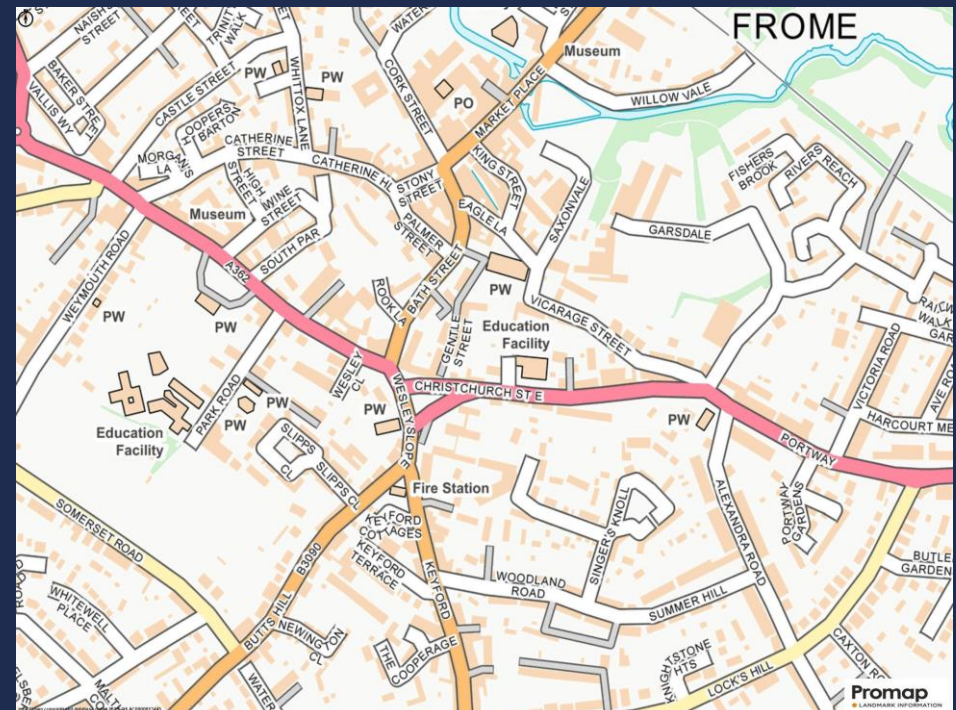
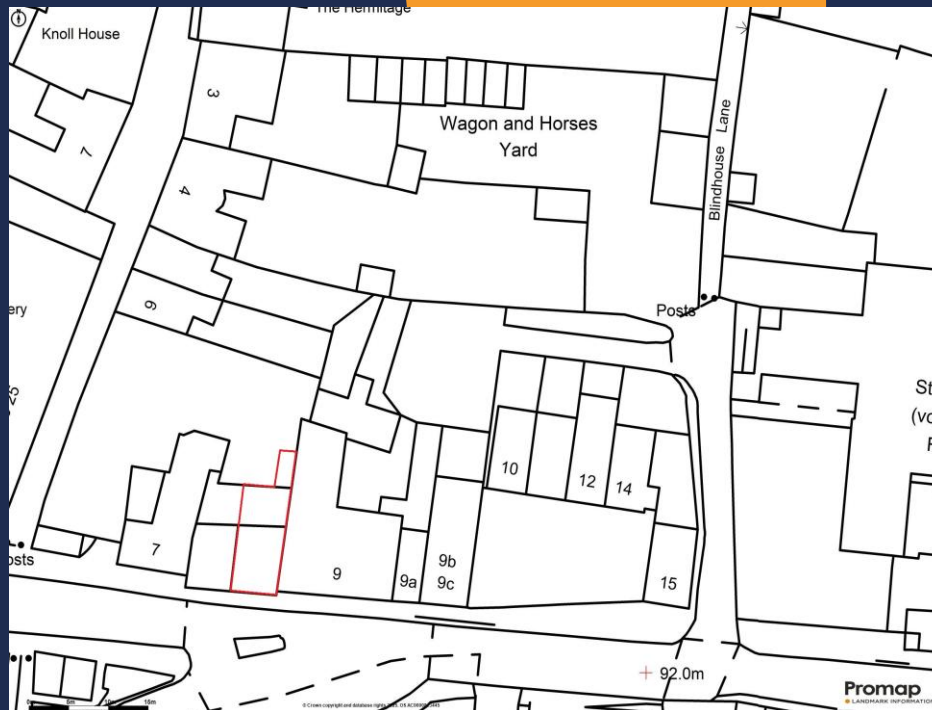


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The tenure is freehold with a Leasehold parking space. There is a management due to cover the maintenance of the residents car park and the electronic gates.

All Main services 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.

24 Bath Street, Frome, Somerset, BA11 1DJ

T 01373 454 335

E [info@rogersandcompany.co.uk](mailto:info@rogersandcompany.co.uk)

[rogersandcompany.co.uk](http://rogersandcompany.co.uk)

