



94 Frome Road

Maiden Bradley, Warminster, BA12 7JA

2 Bedroom End of Terrace Cottage

A charming 2 bedroom cottage situated on the outskirts of the popular village of Maiden Bradley. The property benefits from good sized garden and off-road parking.

£1100 per calendar month | Available 1st December

t. 01747 356099

w. fowlerfortescue.co.uk



94 Frome Road
Maiden Bradley
Warminster
BA12 7JA

Description & Location

94 Frome Road is a semi-detached two bedroom cottage. The village offers a range of local amenities including an award-winning pub (Best Pub in Wiltshire 2022), village shop and café, recreation ground and village hall with a busy social calendar. Located approximately 6 miles from Mere, Frome and Warminster and 8 miles from Bruton. The market town of Frome holds a monthly artisan and craft market which is one of the largest in the country. It also has a lively arts and music scene. The town of Bruton is home to the highly regarded art gallery Hauser & Wirth with The Roth Bar & Grill which hosts various cultural events throughout the year.

The independent school of Port Regis is just 20 minutes from the property and 4 miles south of the cottage is the A303 London to Exeter trunk road. Nearby train stations are at Gillingham (South West Trains) and Westbury (Great Western Railway).

Accommodation

KITCHEN/DINER 5.06m x 2.59m

LIVING ROOM 5.06m x 4.15m
with wood burner

The first floor comprises:

BEDROOM 1 5.06m x 3.08m
Double

BEDROOM 2 3.63m x 2.15m
Single

BATHROOM

OUTSIDE

There are two outbuildings (outhouse 2.8m x 2.6m and small store), 2 garden sheds, gardens to the front, rear and side and off road parking in a nearby communal car parking area.

Services and Utilities

The property benefits from mains water, oil-fired central heating and mains drainage. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

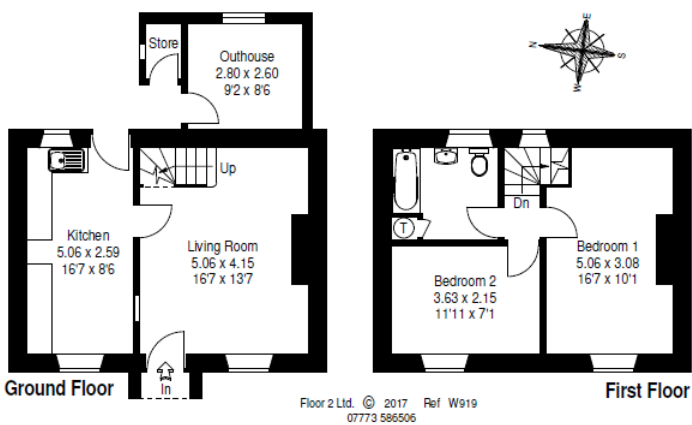
Council Tax

Band B Wiltshire Council. - £1,1917.75 (2025/2026)

Energy Performance Certificate

EPC rating E47

Floorplan



Pets

By negotiation.

Availability

The property is available from 1st December.

Terms & Fees

The property will be available for a minimum of 12 months.

The rent is £1100 per calendar month exclusive of council tax and all utilities, payable monthly in advance.

A holding deposit of £250 is payable to secure the property (see further details and conditions in our fee summary) and £1,265 is payable as a security deposit.

Viewings

Strictly by prior appointment through the Duke of Somerset’s Estate Office on 01803 866633.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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