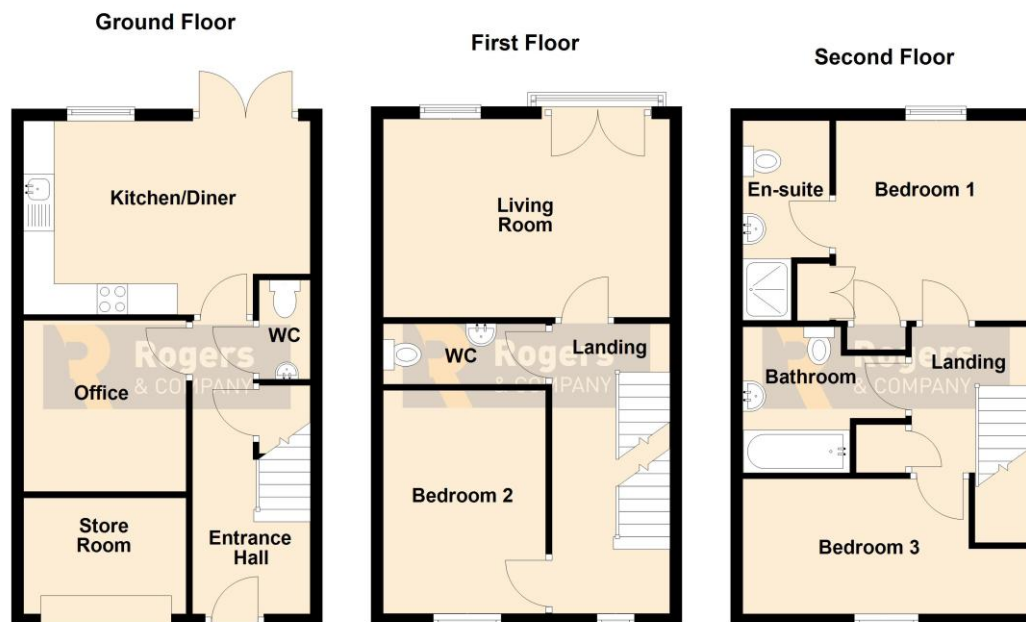




20 Great Western Street
Frome
Somerset
BA11 1FZ

Offers in Excess of
£300,000

This well presented, 'Oldfield' design house, built by Bloor homes in 2011 is one of only five on this development. The front hall is 7' wide with a straight staircase, a handy store cupboard and cloakroom beneath. The owners have created an office room from the rear of the garage, accessed from the hall too. The kitchen and dining area spans the rear with doors to the garden, plenty of fitted units and space for a sizeable dining table. The first-floor landing has another set of stairs rising again, the living room with a Juliette balcony overlooking the garden, another cloakroom and a double bedroom at the front. The top floor has the master bedroom with two built-in wardrobes and an en-suite, the bathroom is next door, and the front bedroom is a good size too. The garden is fully enclosed with raised planter, offering a degree of privacy in addition to a handy rear pedestrian access.



Total area: approx. 115.0 sq. metres (1237.9 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.

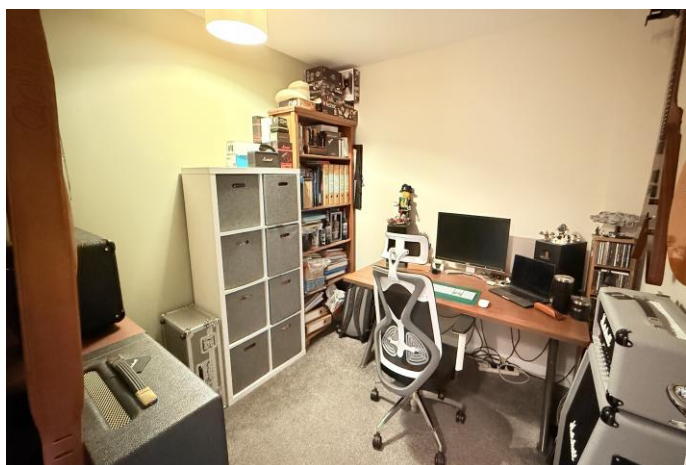
Commercial Sales and Leasing

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.



- 1237 Sqft Centrally Located Home
- Almost Equidistant Between Town & The Train Station
- Three Bedrooms
- En-Suite Shower Room
- 15' Kitchen/Dining Room
- 15' First Floor Living Room
- Separate Ground Floor Office
- Two Cloakrooms
- Garage Storage & Driveway Parking
- Enclosed Rear Garden
- Gas Fired Central Heating & Double Glazing

- Kitchen/Dining Room 15' 8" (4.78m) x 10' 6" (3.2m) max
- Office 8' 8" (2.64m) x 8' 9" (2.67m)
- Living Room 15' 8" (4.78m) x 10' 9" (3.28m)
- Bedroom Two 12' 3" (3.73m) x 8' 9" (2.67m)
- Bedroom One 10' 9" (3.28m) x 10' 5" (3.18m)
- En-Suite 6' 7" (2.01m) x 5' 1" (1.55m) plus shower enclosure
- Bathroom 7' 11" (2.41m) x 5' 8" (1.73m) average
- Bedroom Three 12' 1" (3.68m) x 7' 7" (2.31m) plus recess
- Garage Store Room 8' 8" (2.64m) x 6' 3" (1.9m)



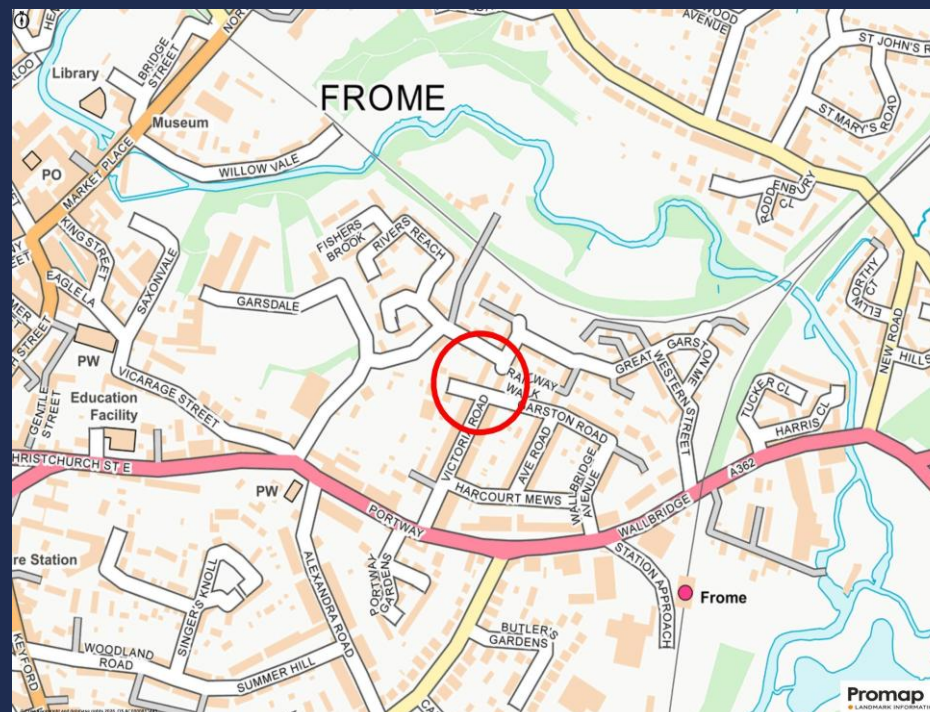
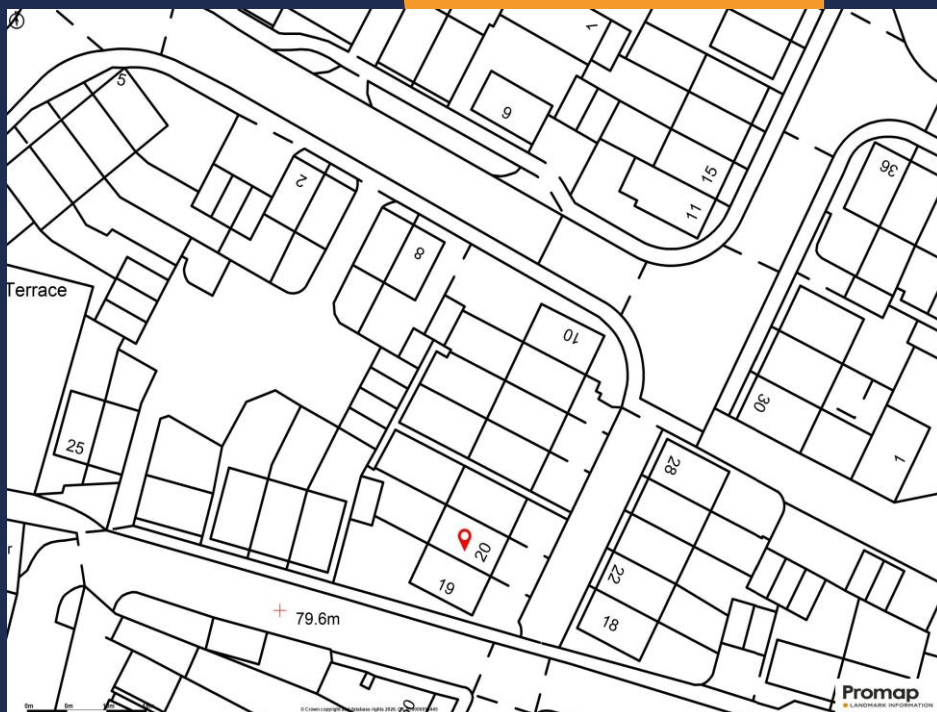
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

20 Great Western Street Frome Somerset BA11 1FZ

The tenure is Freehold with an annual development charge in the region of £200 paid Bi-Annually

All Main Services are connected.

The Council Tax Band is D and is charged at £2,553.69 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
 rogersandcompany.co.uk

