



Flat 7 Hillside House
Keyford
Frome
Somerset
BA11 1LB

Guide Price £149,950

A well-presented one-bedroom first floor apartment offering approximately 556 Sqft. of accommodation, situated in the popular Keyford area of Frome.

The spacious open-plan kitchen/reception room features a modern fitted kitchen with central island, dining area and living space with fitted shelving.

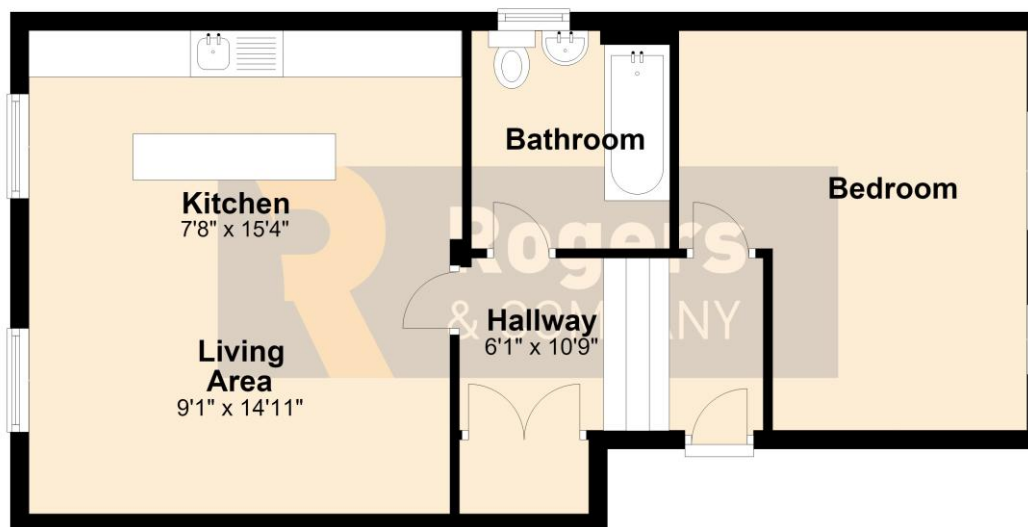
The generous double bedroom benefits from built-in wardrobes, while the bathroom includes a bath with shower over and attractive contemporary finishes.

Presented in excellent order throughout, the apartment further benefits from digital electric radiators and allocated parking space.

Ideally located within walking distance of Frome town centre and local amenities, this property would make an excellent first-time purchase or investment opportunity.

First Floor

Approx. 556.9 sq. feet



Total area: approx. 556.9 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

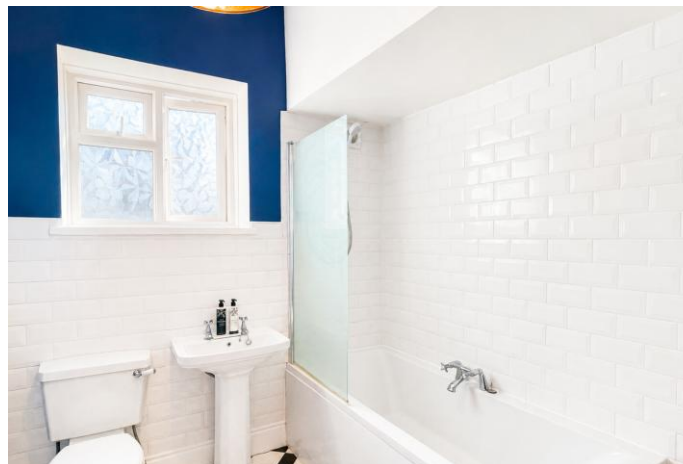
Looking after your investment is our main objective, finding quality tenants and maintaining the property to a high standard makes for a 'Happy Tenancy', our no hidden extras fee structure is highly competitive (if not cheaper) than most agents.

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.

- Well-Presented One-Bedroom First Floor Apartment
- Approximately 556 Sq Ft Of Accommodation
- Popular Keyford Location In Frome
- Spacious Open-Plan Kitchen/Reception Room
- Modern Fitted Kitchen With Fitted Appliances Including Wine Fridge
- Separate Dining Area And Living Space With Fitted Shelving
- Generous Double Bedroom With Built-In Wardrobes
- Contemporary Bathroom With Bath And Shower Over
- Digital Electric Radiators And Allocated Parking Space
- Walking Distance Of Frome Town Centre And Local Amenities

- Kitchen – 15' 4" (4.67m) x 7' 8" (2.34m)
- Living Area – 14' 11" (4.55m) x 9' 1" (2.77m)
- Bedroom – 14' 2" (4.32m) x 12' 4" (3.76m)
- Bathroom – 7' 8" (2.34m) x 7' 0" (2.13m)
- Hallway – 10' 9" (3.28m) x 6' 1" (1.85m)



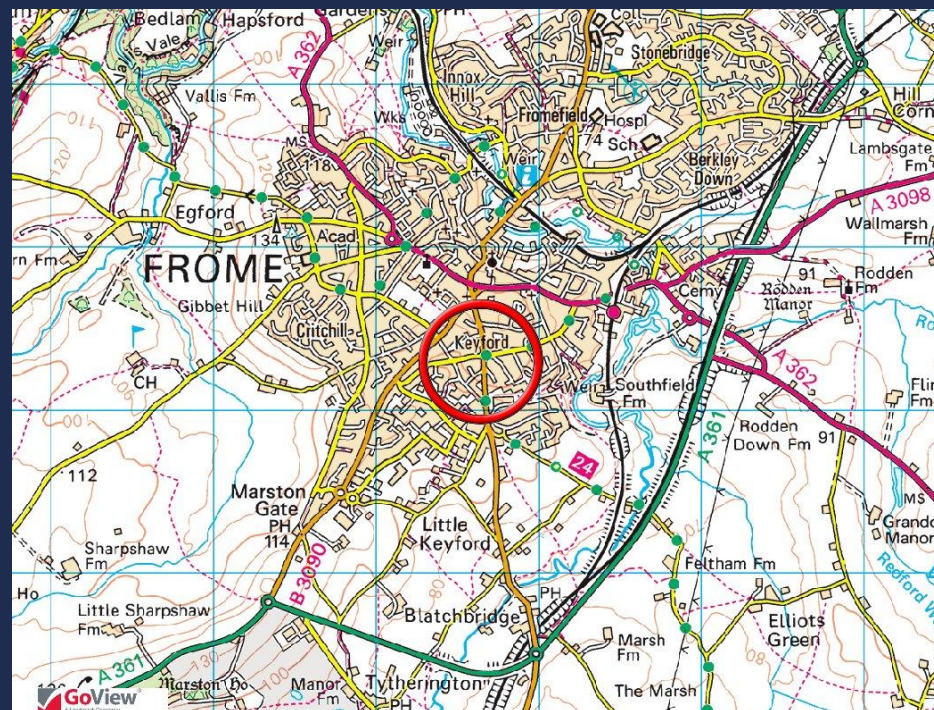
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Flat 7 Hillside House Keyford Frome Somerset BA11 1LB

The tenure is leasehold with a term of 999 years from 1991. The annual maintenance charge for 2025/26 is £2650.66.

Electricity, mains water and drainage are all connected. Water usage is included in the maintenance charge.

The council tax band is A and is charged at £1791.11 for 2026/27



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

Rogers
& COMPANY