

Rogers
& COMPANY

2 Rylands
Beckington
Nr Frome
BA11 6SD

Offers over: £580,000

A beautiful example of a detached village home, situated on a corner plot with a generous garden meticulously maintained throughout. This quiet and peaceful location is around 200 yards from the centre of one of the best served villages this close to Bath. The house and its gardens are surrounded by well tended trees, hedges and shrubbery with a driveway and access to the garage & workshop. The entrance hallway features doors into the generous living room with plenty of natural light and open chimney. There is a dining room, utility room, cloakroom and the kitchen, which has plenty of modern fitted units and contrasting worksurfaces and a door out to the garden. The garden offers a good degree of privacy, southerly facing with plenty of mature shrubbery. Back in the house, the first floor has four bedrooms with a dual aspect main bedroom and a modern family bathroom. There is a gas fired central heating system, contemporary double glazed windows, all offered for sale with no onward chain.



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.

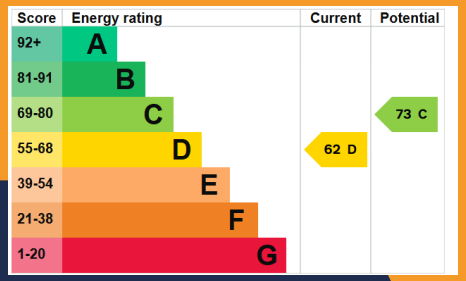
- 1670 sqft Detached Village Residence
- Sought After, Quiet Cul-De-Sac, Near The Centre Of The Village
- Corner Plot With Mature Gardens To Three Sides
- Meticulously Maintained & In Excellent Order
- Four Bedrooms
- Downstairs WC, Utility Room
- Generous Living Room & Dining Room
- Modern Kitchen & Bathroom Fittings
- Driveway Parking & Large Garage
- Modern Gas Fired Central Heating, Contemporary Double Glazing

- Living Room 18' 2" (5.54m) x 13' 11" (4.24m)
- Dining Room 11' 10" (3.61m) x 10' 3" (3.12m)
- Kitchen 13' 4" (4.06m) x 11' 11" (3.63m)
- Utility Room 9' 0" (2.74m) x 6' 10" (2.08m) reducing to 4' 10" (1.47m)
- Garage 23' 6" (7.16m) x 8' 9" (2.67m)
- Bedroom One 17' 0" (5.18m) plus window reveal x 13' 10" (4.22m)
- Bedroom Two 11' 9" (3.58m) x 11' 9" (3.58m) max
- Bedroom Three 10' 6" (3.2m) x 7' 5" (2.26m)
- Bedroom Four 10' 6" (3.2m) x 6' 6" (1.98m)
- Bathroom 6' 11" (2.11m) x 6' 4" (1.93m)







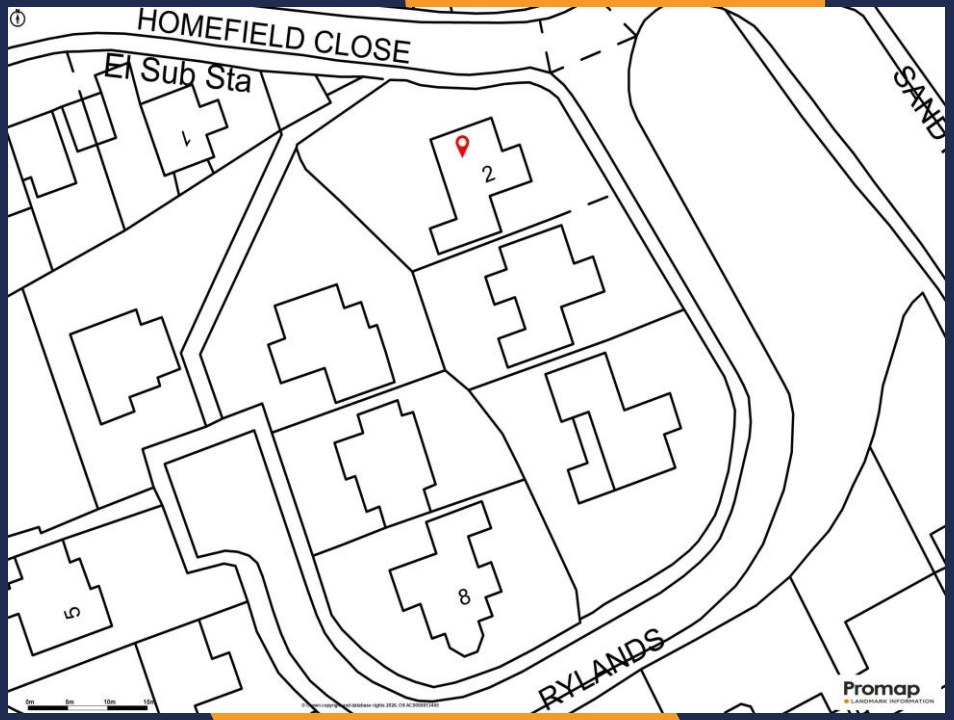



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The Tenure is freehold

All main services are connected

The Council Tax Band is E and is charged at £3283.71 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.

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