



12 Compton Gardens Frome Somerset BA11 2XY

Guide Price £499,950

An executive four bedroom detached house located in a quiet, no through road on the sought after Prowtings development on the Bath side of town. With a private rear garden backing onto the Coalway lane woods. These houses have always proved popular, revered in town as one of the best modern estates to live, with plenty of greenery and open spaces with local shops, Frome College, the leisure centre, health centre and hospital, all within a level walk. The house has the benefit of a large dual aspect living room with a dining room, conservatory, fitted kitchen with a breakfast room and utility room, along with an additional reception room, that was formerly part of the double garage. The first floor has four bedrooms (three doubles), an en-suite shower room in addition to the main family bathroom. There is a single garage, driveway parking front and rear gardens.



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.



- 1743 Sqft Executive Detached House
- Sought After No Through Road
- Popular Prowtings Development On The Bath Side Of Town
- Four Bedrooms
- En-Suite Shower Room. Family Bathroom & Cloakroom
- Living Room, Dining Room, Kitchen & Breakfast Room
- Conservatory, Further Reception Room, Single Garage
- Modern Gas Warm Air Boiler & Double Glazed Windows
- Enclosed Rear Garden Offering A Good Degree Of Privacy
- No Onward Chain

- Living Room 22' 9" (6.93m) x 11' 4" (3.45m)
- Conservatory 12' 0" (3.66m) x 11' 4" (3.45m)
- Dining Room 9' 10" (3m) x 9' 3" (2.82m)
- Kitchen 12' 7" (3.84m) x 8' 8" (2.64m)
- Breakfast Room 7' 9" (2.36m) x 5' 9" (1.75m)
- Utility Room 7' 9" (2.36m) x 5' 7" (1.7m)
- Reception 15' 1" (4.6m) x 8' 4" (2.54m)
- Single Garage 16' 3" (4.95m) x 9' 1" (2.77m)
- Bedroom One 12' 6" (3.81m) x 9' 7" (2.92m)
- En-Suite Shower Room 7' 0" (2.13m) x 5' 3" (1.6m)
- Bedroom Two 11' 5" (3.48m) x 10' 3" (3.12m) max

- Bedroom Three 11' 7" (3.53m) x 9' 6" (2.9m)
- Bedroom Four 9' 6" (2.9m) x 7' 0" (2.13m)
- Bathroom 7' 0" (2.13m) x 6' 7" (2.01m)



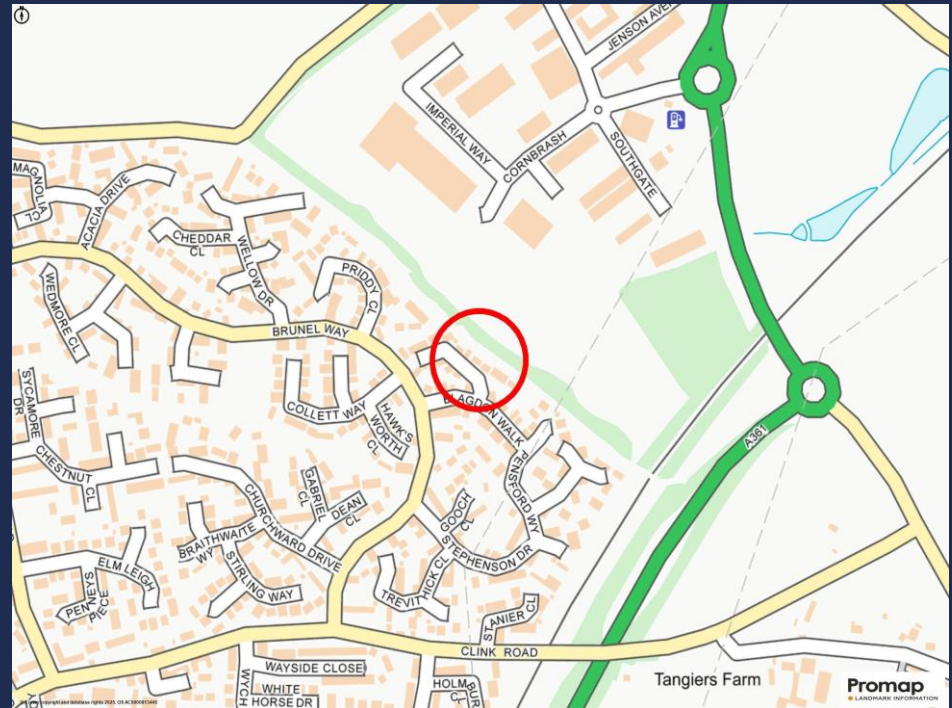
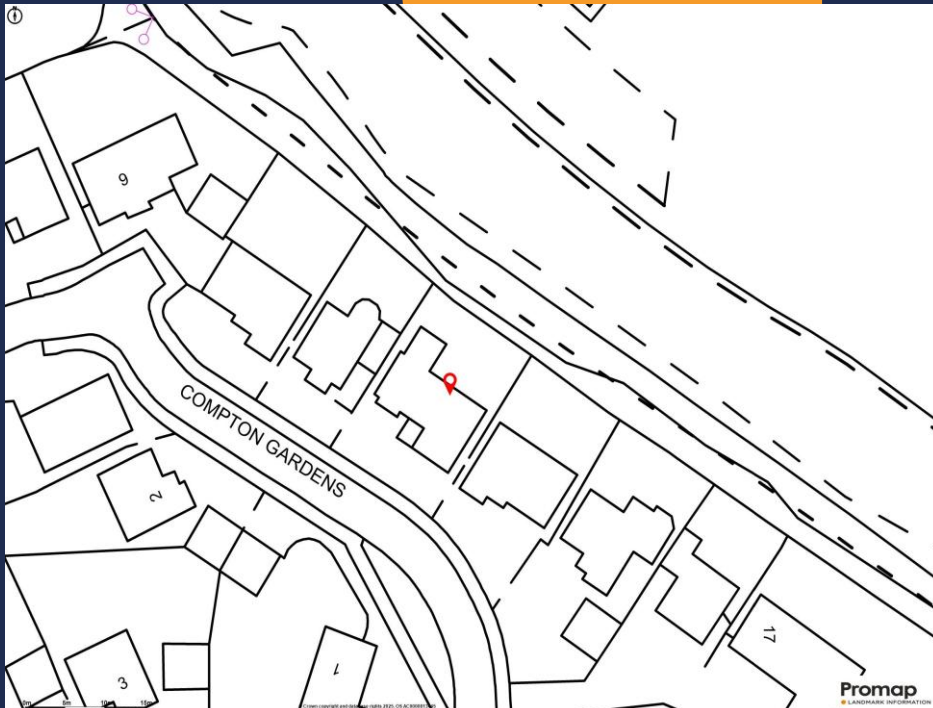
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All Main Services Are Connected

The Council Tax Band is E and is charged at £3,121.18 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.

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