



73 Lynfield Road
Frome
BA11 4JB

Guide Price £725,000

A beautifully presented detached family home offering generous living space across two floors. Situated in a quiet location on a popular residential street within walking distance of local schools, amenities, and the town centre

To the ground floor, the property features a pleasant sitting room, a generously sized kitchen with modern units and a range cooker with plenty of space for the usual white goods, a downstairs cloakroom and a lovely garden room at the rear overlooking the private lawned garden. Upstairs there are four double bedrooms, a single shower room, and a separate family bathroom all with white modern fixtures.

The house benefits from gas central heating, a wood burning stove, uPVC double-glazed windows throughout and a detached garage.



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.



- A Substantial 1562 Sqft Detached House
- Quiet Location, Walking Distance To Schools, Amenities, And Town Centre
- Two Reception Rooms, Wood Burning Stove
- Spacious Kitchen/Dining Room
- Downstairs Cloakroom
- Bright And Airy Garden Room With Bifold Doors
- Four Double Bedrooms, Two Bathrooms
- uPVC Double-Glazed Windows Throughout & Gas Central Heating
- Private Rear Garden with Seating Area And Lawn
- Detached Garage

- Reception Room 11'4" (3.46m) × 15'6" (4.74m)
- Garden Room 11'7" (3.54m) × 11'8" (3.55m)
- Family Room 11'7" (3.54m) × 9'3" (2.81m)
- Hallway 17'11" (5.45m) × 6'0" (1.83m)
- Kitchen 20'9" (6.34m) × 15'6" (4.73m)
- Bedroom 1 11'4" (3.46m) × 16'5" (5.01m)
- Bedroom 2 8'11" (2.72m) × 10'1" (3.07m)
- Bedroom 3 9'9" (2.96m) × 8'3" (2.52m)
- Bedroom 4 10'7" (3.23m) × 9'4" (2.85m)
- Shower Room 6'5" (1.97m) × 4'1" (1.24m)
- Bathroom 7'5" (2.26m) × 6'9" (2.06m)



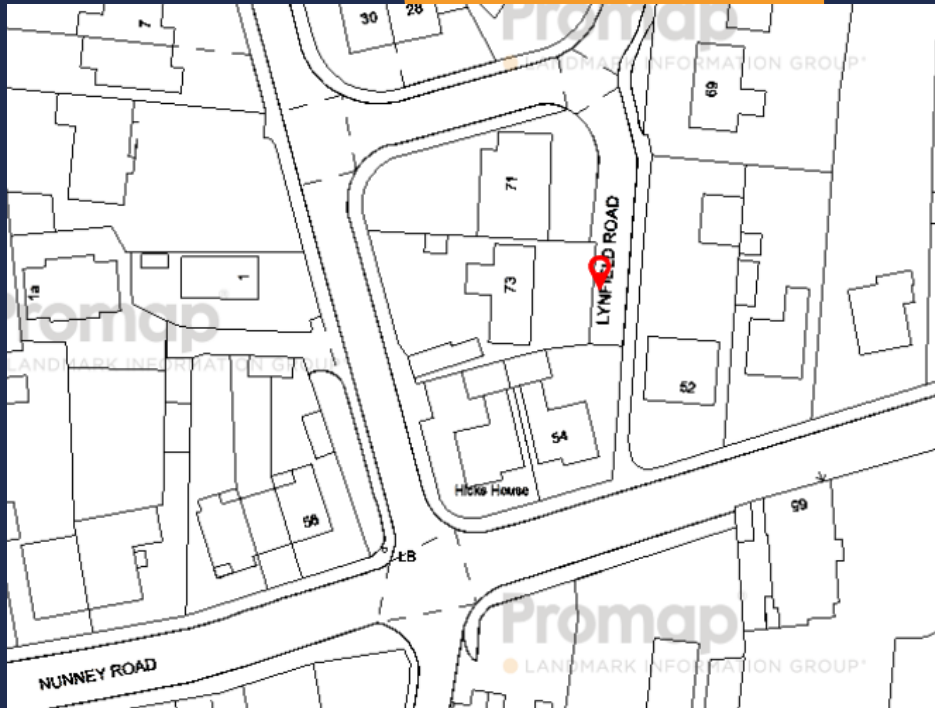


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The tenure is freehold

All main services are connected

The Council Tax band is D and is charged at £2,686.67 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

