



11 Newington Close Frome Somerset BA11 1HW

Guide Price £239,950

A well-designed two bedroom 612 Sqft home situated within a popular small development, conveniently positioned within walking distance of Frome town centre.

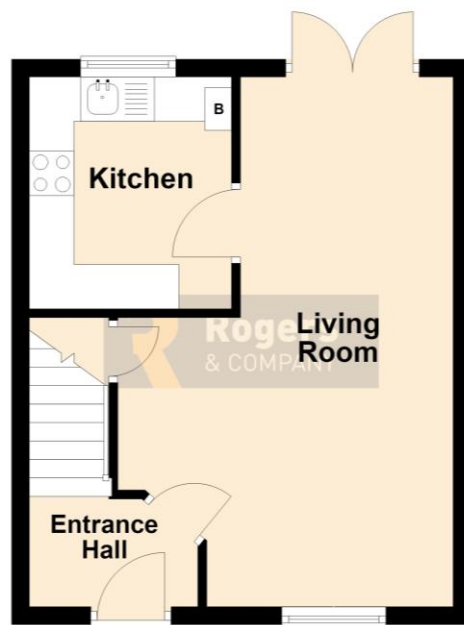
The property provides well-proportioned accommodation arranged over two floors.

The ground floor comprises of an entrance hall, spacious living room and separate kitchen, while the first floor offers two double bedrooms, a landing and bathroom.

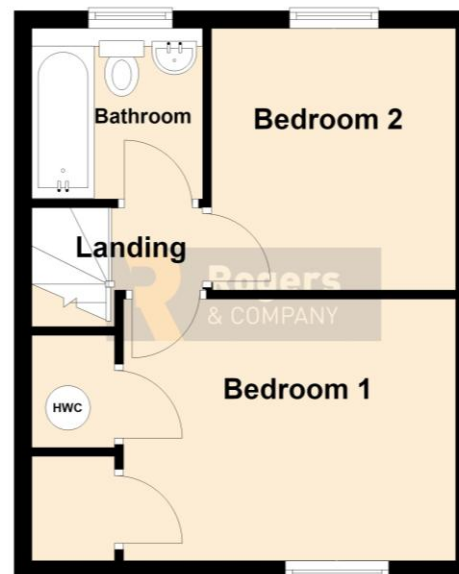
Outside the property benefits from an enclosed garden, providing a private outdoor space, together with a garage and parking.

Offering a practical layout and excellent access to the town centre, this home would make an appealing choice for first-time buyers, downsizers or investors.

Ground Floor
Approx. 28.4 sq. metres (305.6 sq. feet)



First Floor
Approx. 28.5 sq. metres (307.0 sq. feet)



Total area: approx. 56.9 sq. metres (612.6 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.



- 612 Sqft Terraced House
- Popular Residential Development
- Well Planned Accommodation Over Two Floors
- Spacious Living/Dining Room
- Separate Kitchen
- Two Double Bedrooms
- Enclosed Private Garden
- Garage And Parking
- Gas Central Heating And Double Glazing
- Within Walking Distance Of Frome Town Centre
- Offered For Sale With No Onward Chain

- Living Room – 19' 7" (5.96m) x 9' 1" (2.77m)
- Kitchen – 8' 7" (2.61m) x 7' 5" (2.27m)
- Bedroom 1 – 12' 3" (3.73m) x 9' 8" (2.95m)
- Bedroom 2 – 9' 8" (2.95m) x 9' 0" (2.74m)
- Bathroom – 6' 4" (1.92m) x 6' 3" (1.92m)



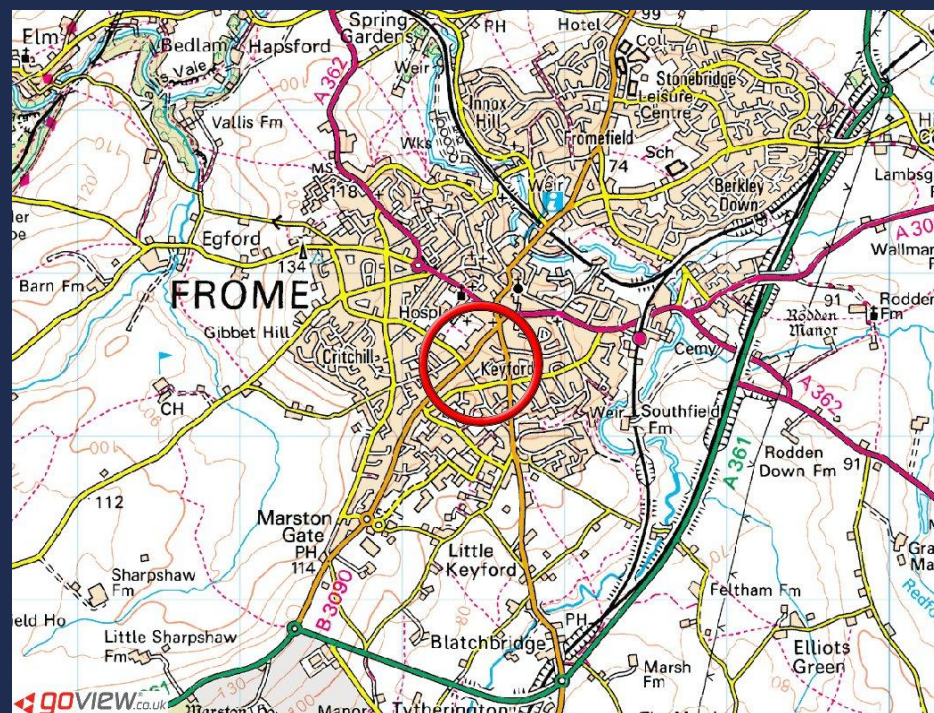
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold with an annual development charge of approximately £184.00

All Main services are connected

The Council Tax band is B and is charged at £2089.62 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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& COMPANY**