



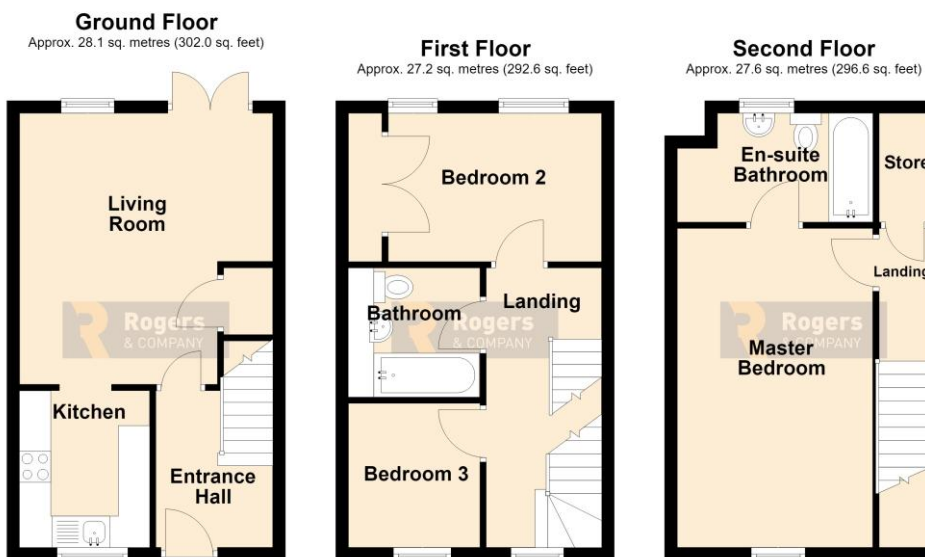
5 Newington Terrace Frome BA11 1HN

Guide Price £325,000

A modern three-storey townhouse situated within a small residential development on the fringes of Frome town centre, offering well-presented and versatile accommodation throughout.

The property comprises an entrance hall, a bright living/dining room with French doors opening onto the enclosed rear garden and a fitted kitchen. On the first floor are two well-proportioned bedrooms and a family bathroom, whilst the top floor is dedicated to a generous principal bedroom with an en-suite bathroom.

Outside, there is an enclosed, low-maintenance rear garden, together with a single garage and driveway parking. Conveniently located within easy reach of the town centre, railway station and local amenities, this is an ideal home for families, professionals or those looking for flexible living space.



Total area: approx. 82.8 sq. metres (891.2 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 been 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 Modern 891 Sqft Three-Storey Townhouse
- Three Well-Proportioned Bedrooms
- Principal Bedroom With En-Suite Bathroom
- Bright Living/Dining Room With French Doors
- Fitted Kitchen
- Family Bathroom
- Enclosed, Low-Maintenance Rear Garden
- Garage And Driveway Parking
- Small Residential Development
- Conveniently Located Within Easy Reach Of The Town Centre, Railway Station And Local Amenities

- Entrance Hall – 8' 2" (2.50m) x 6' 1" (1.86m)
- Living Room – 14' 2" (4.32m) x 13' 3" (4.04m)
- Kitchen – 8' 2" (2.50m) x 6' 10" (2.08m)
- Master Bedroom – 16' 8" (5.08m) x 10' 3" (3.12m)
- En-suite Bathroom – 10' 3" (3.12m) x 5' 8" (1.73m)
- Bedroom Two – 11' 2" (3.40m) x 7' 9" (2.36m)
- Bedroom Three – 7' 9" (2.36m) x 6' 11" (2.10m)
- Bathroom – 6' 9" (2.06m) x 5' 6" (1.68m)



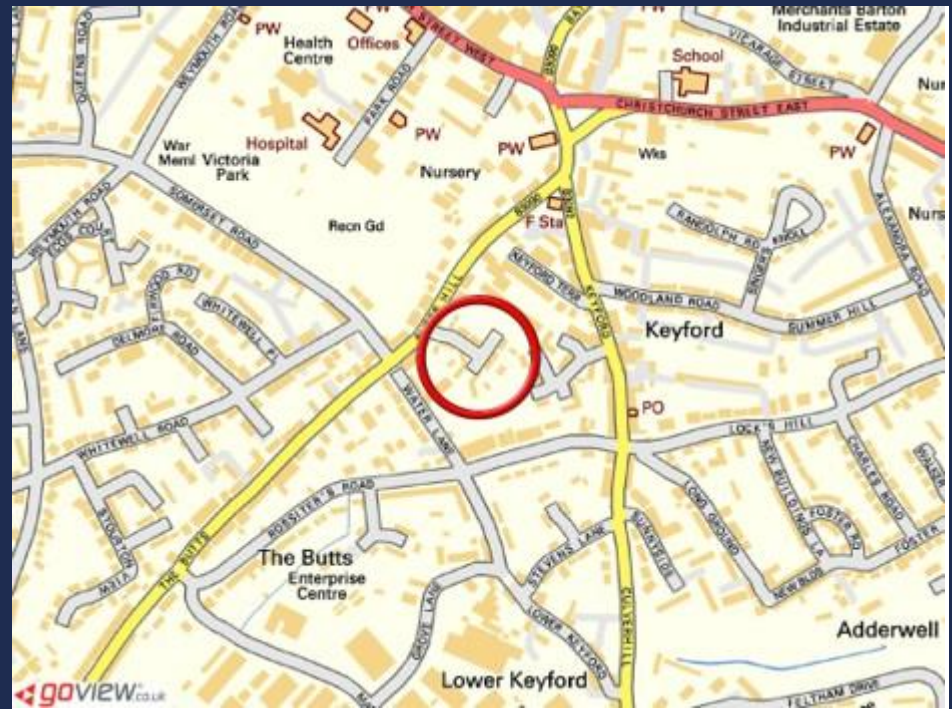
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 C and is charged at £2,388.16 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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