



30 Larchfield Close
Frome
Somerset
BA11 2UG

Guide Price £225,000

Offered for sale with no onward chain, this well-presented 519 Sqft two-bedroom end-of-terrace property is situated within the popular Stonebridge development.

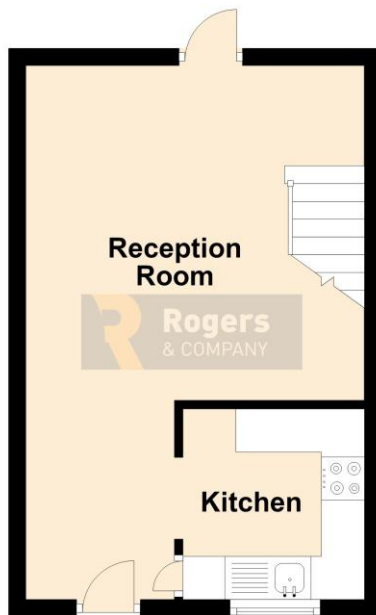
The accommodation comprises of a sitting room, a separate kitchen, two bedrooms and a bathroom with shower over bath. Externally, the property benefits from good-sized front and rear gardens, along with convenient off-road parking.

Subject to the relevant planning permission, there is also an opportunity to extend the property.

Ideally positioned within easy walking distance of local schools, the sports centre, and a range of local amenities, this property represents an excellent opportunity for a first-time buyer or investor.

Ground Floor

Approx. 24.0 sq. metres (258.5 sq. feet)



First Floor

Approx. 24.2 sq. metres (260.7 sq. feet)



Total area: approx. 48.2 sq. metres (519.2 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 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.



- Well-Presented 519 Sqft Two-Bedroom End-Of-Terrace Property
- Situated Within The Popular Stonebridge Development
- Reception Room And Separate Kitchen
- One Double Bedroom And One Single Bedroom
- White Bathroom Suite With Electric Shower
- Good-Sized Front And Rear Gardens
- Gas Central Heating And Double Glazing
- Off-Road Parking At The Rear Of The Property
- Within Easy Walking Distance Of Local Schools, Sports Centre And Amenities
- Ideal For First-Time Buyers Or Investors

- Reception Room – 20' 4" (6.20m) x 12' 9" (3.89m)
- Kitchen – 7' 3" (2.21m) x 6' 11" (2.11m)
- Bedroom 1 – 10' 8" (3.25m) x 6' 7" (2.00m)
- Bedroom 2 – 9' 5" (2.87m) x 5' 5" (1.65m)
- Bathroom – 7' 1" (2.16m) x 6' 1" (1.85m)



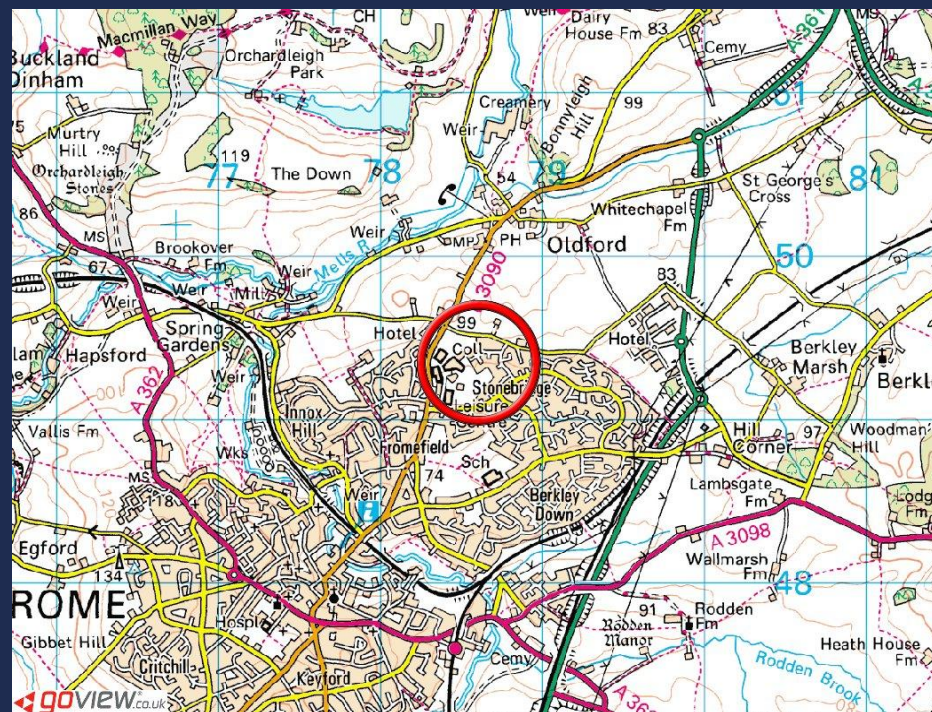
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The tenure is freehold

All main services are connected

The Council Tax band is B and is charged at £2,089.62 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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